

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 14, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) CONSENT AGENDA

(1) Approval of Minutes for the June 9, 2020 Planning and Zoning Commission meeting.

(2) Approval of Minutes for the June 30, 2020 Planning and Zoning Commission meeting.

(3) **P2020-022 (DAVID GONZALES)**

Consider a request by Ryan Joyce of Northgate Rockwall LD, LP for the approval of a Final Plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

(4) **P2020-027 (HENRY LEE)**

Consider a request by Brandon Davidson of Corwin Engineering, Inc. on behalf of Paul Taylor of Paul Taylor Homes Limited for the approval of a Replat for Lot 33, Block A, Ridgecrest Addition being a 0.3017-acre parcel of land identified as Lot 24, Block A, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 2605 Cypress Drive, and take any action necessary.

(IV) PUBLIC HEARING ITEMS

(5) **Z2020-023 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

(6) **Z2020-024 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Zoning Amendment to Planned Development District 78 (PD-78) [Ordinance No. 15-24] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

(7) **Z2020-025 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for a General Retail Store and Hair Salon and/or Manicurist on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

(8) **Z2020-026 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Drive-Through, Less Than 2,000 SF on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

(9) **Z2020-027 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of a Specific Use Permit (SUP) for a General Retail Store and Banquet Facility/Event Hall on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House

Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action necessary.

(10) **Z2020-028 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary.

(11) **Z2020-029 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

(V) ACTION ITEMS

(12) **SP2020-010 (DAVID GONZALES)**

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Adat Estate of Vats Akhil and Deepti for the approval of a Site Plan for a *medical office building* on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.

(13) **SP2020-011 (DAVID GONZALES)**

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Ed Burke of Channell Commercial Corporation for the approval of an Amended Site Plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

(VI) DISCUSSION ITEMS

(14) Director's Report of post City Council meeting outcomes for development cases **(RYAN MILLER)**.

- P2020-023: Replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition **(APPROVED)**
- P2020-024: Replat for Lots 7 & 8, Block A, Maverick Ranch Addition **(APPROVED)**
- P2020-025: Replat for Lots 4 & 5, Block A, Washington Place Addition **(APPROVED)**
- P2020-026: Replat for Lot 24, Block A, La Jolla Pointe, Phase 2 Addition **(APPROVED)**
- Z2020-018: SUP for *Residential Infill Adjacent to an Established Subdivision* for 1055 Dalton Road **(APPROVED; 2ND READING)**
- Z2020-019: SUP for *Residential Infill in an Established Subdivision* for 247 Chris Drive **(APPROVED; 2ND READING)**
- Z2020-020: SUP for a *Guest Quarters/Secondary Living Unit and Carport* for 1308 Ridge Road **(APPROVED; 2ND READING)**
- Z2020-022: SUP for a *Detached Garage* for 803 Kernodle Street **(APPROVED; 2ND READING)**

(VII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on July 10, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 9, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Eric Chodun called the meeting to order at 6:01 PM. The Commissioners present at the meeting were John
5 Womble, Annie Fishman, Sedric Thomas, Tracey Logan, Jerry Welch and Mark Moeller. Staff members present were
6 Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and
7 Zoning Coordinator Angelica Gamez and City Engineer Amy Williams. Absent from the meeting were Civil Engineers Sarah
8 Johnston and Jeremy White.
9

10 II. OPEN FORUM
11

12 Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this
13 time. There being no one coming forward, Chairman Chodun closed the open forum.
14

15 III. APPOINTMENTS
16

- 17 1. Appointment with an Architectural Review Board representative to receive the Board's recommendations and comments for items
18 on the agenda requiring architectural review.
19

20 Planning and Zoning Manager David Gonzales explained to the Commission that there was only one case for the
21 Architectural Review Board to review so he could explain their comments and recommendations when the item came up
22 on the agenda.
23

24 IV. CONSENT AGENDA
25

- 26 2. Approval of Minutes for the May 26, 2020 Planning and Zoning Commission meeting.
27

28 3. **P2020-019 (DAVID GONZALES)**

29 Discuss and consider a request by Robert Gunby of Royse City Business Ventures for the approval of a Replat for Lot 9, Block C,
30 Remington Park, Phase 2 Addition being a 3.04-acre tract of land identified as Lots 1 & 2, Block C, Remington Park, Phase 2
31 Addition, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 3958
32 & 3966 Ruger Drive, and take any action necessary.
33

34 4. **P2020-020 (DAVID GONZALES)**

35 Discuss and consider a request by Clint Vincent of Bloomfield Homes, LP for the approval of a Final Plat for Phase 1 of the Terracina
36 Estates Subdivision consisting of 110 single-family lots on a 54.995-acre portion of a larger 81.49-acre tract of land identified as
37 Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned Development District
38 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276, and take
39 any action necessary.
40

41 Commissioner Moeller made a motion to approve the Consent Agenda. Vice-Chairman Welch seconded the motion which
42 passed by a vote of 7-0.
43

44 V. PUBLIC HEARING ITEMS
45

46 5. **Z2020-018 (RYAN MILLER)**

47 Hold a public hearing to discuss and consider a request by Rex and Beverly Fithian for the approval of a Specific Use Permit (SUP)
48 for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 3.03-acre parcel of land
49 identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-
50 1.5) District, addressed as 1055 Dalton Road, and take any action necessary.
51

52 Planning and Zoning Director Ryan Miller provided a summary in regards to the request. The applicant is requesting a
53 Specific Use Permit (SUP) for a Residential Infill adjacent to an Established Subdivision. The established subdivision is

54 directly adjacent to the subject property. We define an established subdivision as any subdivision greater than five (5) lots
55 that are 90% developed and are greater than ten (10) years old. In this case, the subdivision directly east of the subject
56 property is the Shores North subdivision. The subject property is physically separated from this subdivision by a tree stand
57 which wraps around the back side of the property. The back of the property is a flood plain and that flood plain encompasses
58 the back property line. The applicant is proposing to construct a large estate style single-family home and does appear to
59 be in compliance with all requirements for the Single-Family Estate 2.0 (SFE-2.0) District. The applicant is also proposing an
60 accessory structure which also meets all of the City's accessory structure requirements and therefore, will not require an
61 SUP and is allowed by right. This is a discretionary case for the City Council pending a recommendation from the Planning
62 and Zoning Commission. Staff sent out 72 notices on May 27, 2020 to residents and property owners within 500 feet and
63 there were three (3) notices in favor of the applicant's request that were returned. The Homeowners Associations (HOAs) at
64 Promenade Harbor, Rockwall Shores, and Shores at Lake Ray Hubbard were the only HOAs that are within 1500 feet of the
65 subject property and were notified of the case. Mr. Miller advised the Commission that the applicant and staff were present
66 to answer questions.

67
68 Chairman Chodun asked for questions from the Commission.

69
70 Commissioner Fishman asked where the access to the home was. Planning and Zoning Director Ryan Miller replied that
71 Dalton Road would be the access road. There is a driveway backed to a 60 foot setback and that would connect to the main
72 house.

73
74 Chairman Chodun asked the applicant to come forward.

75
76 Rex Fithian
77 653 Mission Drive
78 Rockwall, TX 75087
79

80 The applicant came forward and advised the Commission that he was available to answer any questions.

81
82 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so at this
83 time; there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the
84 Commission for discussion or action.

85
86 Commissioner Moeller made a motion to approve item Z2020-018 with staff recommendations. Commissioner Womble
87 seconded the motion which passed by a vote of 7-0.

88
89 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.

90
91
92 6. Z2020-019 (RYAN MILLER)

93 Hold a public hearing to discuss and consider a request by J. W. Jones for the approval of a Specific Use Permit (SUP) for
94 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.33-acre parcel of land
95 identified as a portion of Lot 1050 and all of Lot 1051, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas,
96 zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and
97 take any action necessary.
98

99
100 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The subject property is located
101 in Planned Development District 75 (PD-75) which is the Lake Rockwall Estates subdivision. It does have an underlined
102 zoning of Single-Family 7 (SF-7) District and the actual subject property sits on about a lot and a half. As part of the conditions
103 of approval, the applicant is being asked to replat the property prior to the receiving of a building permit. The applicant is
104 requesting an SUP for a Residential Infill in an Established Subdivision. Again, we define an established subdivision as any
105 subdivision greater than five (5) lots that are 90% developed and is greater than ten (10) years old. In this case, Lake Rockwall
106 Estates has been in existence prior to 1968, considered to be more than 90% developed and consists of five (5) lots. The
107 majority of the homes along Chris Drive are modular homes with some traditional housing adjacent to the street. The
108 applicant is proposing to build a traditional single-family home made of mostly brick construction with some stone accents
109 and hardie board on the front. One thing to point out is the applicant is not proposing to build a garage, however, this is not
110 uncharacteristic of other houses in the area. The applicant will be removing the modular home but will leave the concrete
111 drive in place. Staff is requiring that they leave two (2) off street parking spaces as a condition of approval so if they leave
112 that concrete driveway then they would be meeting the requirements. This is a zoning case discretionary to the Planning and
113 Zoning Commission and 161 notices were mailed out to residents and property owners. There were only two (2) in favor of
114 the request that were returned to Staff. Also, there are no Homeowners Associations located within 1500 feet, therefore, no
HOAs were notified. Mr. Miller then advised the Commission that the applicant and Staff were present to answer questions.

115 Chairman Chodun asked for questions from the Commission.

116
117
118 Chairman Chodun asked the applicant to come forward.

119
120 J.W. Jones
121 555 N. 5th Street
122 Garland. TX 75040

123
124 The applicant came forward and provided additional details in regards to the request.

125
126 Commissioner Logan asked if the driveway would be connected once the modular home was gone. The applicant, Mr. Jones,
127 replied that there will be a sidewalk leading from the current sidewalk to the house.

128
129 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so at this time;
130 there being no one indicating such, Chairman Chodun closed the public hearing and brought the item back to the
131 Commission for discussion or action.

132
133 Commissioner Thomas made a motion to approve item Z2020-021. Vice-Chairman Welch seconded the motion which passed
134 by a vote of 7-0.

135
136 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.

137
138 7. Z2020-020 (RYAN MILLER)

139 Hold a public hearing to discuss and consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of a
140 Specific Use Permit (SUP) for Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport on a 0.81-acre tract of
141 land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family
142 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, and take any action
143 necessary.
144

145 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The subject property is located
146 on the west side of Ridge Road and it is zoned Single Family 10 (SF-10) District. Currently situated on the property is 3,276
147 square foot single-family home that was constructed in 1975 and at the rear of the property there is a 1,478 square foot
148 accessory building built in 1978. Prior to the applicant taking over the property, this was being used as a detached garage
149 with a portion being an accessory dwelling unit or guest quarters. The applicant is requesting a Specific Use Permit (SUP)
150 to convert the remainder of this detached garage into a secondary living unit and add a carport facing Ridge Road. According
151 to the Unified Development Code (UDC), a secondary living unit/guest quarters/accessory dwelling unit is allowed to be 30%
152 of the main structure and cannot be conveyed separately. The building footprint of the primary structure is 3,276 square feet
153 which would allow a 982.2 square foot accessory dwelling unit. The current accessory dwelling unit is estimated to be
154 approximately 545 square feet. The applicant is proposing to expand this to the full 1,848 square feet which would be 865.2
155 square feet larger than what we currently permit. This would equate to 56.41% of the primary structure's building footprint.
156 The UDC allows carports up to 500 square feet as long as they're attached to the primary structure and are architecturally
157 integrated into that structure. In this case, the applicant is proposing a 28x21 foot carport which is 588 square feet and will
158 be architecturally integrated into the accessory building which means that they would share a common roofline. The
159 applicant's request is 88 square feet over what is permitted and the accessory structure will be attached to the secondary
160 structure. Staff should point out that due to the slope of the property the majority of this structure will be slightly visible from
161 the Ridge Road. The applicant is also proposing to upgrade the exterior of the building from galvanized metal to a hardie
162 board material. Staff sent out 48 notifications to residents and property owners within 500 feet on May 27, 2020. As of tonight,
163 there have been two (2) notices mailed back in favor of the applicant's request. The Waterstone Estates HOA was also notified
164 as it was the only HOA within 1500 feet of the subject property. Mr. Miller then advised the Commission that the applicant
165 and Staff were present to answer questions.

166
167 Chairman Chodun asked for questions from the Commission.

168
169 Chairman Chodun asked the applicant to come forward.

170
171 Brian Bader
172 20603 CR 331
173 Quinlan. TX 75474

174
175 The applicant came forward and provided additional details in regards to the request.

176
177 Commissioner Thomas had a question in regards to the access to the secondary structure of the house. The applicant replied
178 that there is a radius drive along the front of the house and there will be an additional driveway going down to the carport.
179

180 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward at this time.
181

182 Ron Mason
183 1402 Ridge Road
184 Rockwall, TX 75087
185

186 The applicant, Mr. Mason, came forward and asked if the exterior of the building was going to be 100% hardie board. He was
187 under the impression that some portion of the secondary building would have to be brick. Planning and Zoning Director
188 Ryan Miller explained that recently the State legislature passed HB2439 inhibiting cities from regulating building materials
189 in the majority of districts. As long as the building meets the building code then they are allowed to use hardie board. Mr.
190 Mason also asked how close the new carport would be from the property line to which Mr. Miller replied that the applicant
191 was told it had to be a minimum of six (5) feet from the property line in order to be in compliance with the setbacks. Mr.
192 Mason then asked the number of bedrooms and bathrooms the unit have and Mr. Miller replied that it would have two (2)
193 bedrooms and two (2) bathrooms with a laundry room, living area, and kitchen. Mr. Mason then asked what was the maximum
194 number of people that would be allowed to live within the unit should it be sold. Mr. Miller stated that the City could not
195 regulate that issue. Mr. Mason then explained that the view of the house from his property was much different than what the
196 rest of the public would see. He was inquiring if there could be any fencing required on the south side of the property so the
197 view would be obstructed. Mr. Miller then added that the City cannot require anybody to build a fence on a residential
198 property.
199

200 Chairman Chodun asked if anyone else wished to speak to come forward and do so at this time; there being no one indicating
201 such, Chairman Chodun closed the public hearing and asked the applicant to come back and address questions.
202

203 The applicant, Mr. Bader, came forward again and stated that the intent would be wrought iron all around the house except
204 for the right of the house which would be cedar for privacy.
205

206 Commissioner Womble asked if this was not part of the Scenic Overlay and why the Commission did not have a say in
207 building requirements. Planning and Zoning Director Ryan Miller explained that the property was in the Scenic Overlay but
208 the conditions are only applicable to commercial properties. Commissioner Womble then asked if what was requested was
209 basically twice as large as what was allowed in living quarters to which Mr. Miller replied that it was.
210

211 Commissioner Fishman asked if there was anything restricting this property from becoming a rental property should
212 ownership change. Mr. Miller explained that the City does not have anything to regulate that type of usage.
213

214 Commissioner Womble explained that while he liked the idea of improvement, he could not fully support the request because
215 of the size.
216

217 Commissioner Logan agreed with Commissioner Womble in regards to the size but liked the fact that they would be getting
218 rid of the prior garage.
219

220 Commissioner Moeller added that he is not concerned with the size given that the public in general would not be able to see
221 it from Ridge Road.
222

223 Vice-Chairman Welch made a motion to approve item Z2020-020 with staff recommendations. Commissioner Thomas
224 seconded the motion which passed by a vote of 6-1, with Commissioner Womble dissenting.
225

226 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.
227

228 8. Z2020-021 (DAVID GONZALES)

229 Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a Zoning Change from an
230 Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a four (4) acre tract of land identified as a portion of
231 Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
232 generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.
233

234 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is
235 requesting to rezone a four (4) acre portion of a 259 acre tract which is known as the Wallace tract. The applicant is requesting
236 to take the four (4) acre tract, subdividing it by 2 for the purpose of constructing single-family homes in this tract. Most of

237 the homes are zoned Agricultural (Ag) District and, therefore, should the request be approved then the subject property
238 would need to conform to all requirements for Single-Family Estate 2.0 (SFE-2.0) lots. The request does comply with the LDR
239 designation that's contained in the Comprehensive Plan. Staff mailed out 8 notices to residents and property owners within
240 500 feet of the subject property and none were mailed to HOAs as there are none within 1500 feet. There was one (1) notice
241 returned in favor of the request. Mr. Gonzales advised the Commission that the applicants and Staff were present to answer
242 questions.

243
244 Chairman Chodun asked the applicants to come forward.

245
246 Cathy Wallace
247 330 H. Wallace Road
248 Rockwall, TX 75032

249
250 Amie Wallace
251 2305 Falls View
252 Rockwall, TX 75087

253
254 Donnie Wallace
255 2305 Falls View Drive
256 Rockwall, TX 75087

257
258 The applicants came forward and advised they were ready to answer any questions.

259
260 Chairman Chodun opened up the public hearing and asked if anybody wished to speak to come forward at this time.

261
262 Jackson Hunt
263 191 Jeff Boyd Road
264 Rockwall, TX 75087

265
266 Mr. Hunt came forward and asked if the family was going to build two (2) houses since it was wanting to be rezoned to Single
267 Family 2.0. Planning and Zoning Director Ryan Miller answered that it means they would have a minimum lot size of two (2)
268 acres. Mr. Gonzales then added that the four (4) acre tract would be subdivided into 2 separate tracts and there could be a
269 max of one house per tract.

270
271 Chairman Chodun asked if anyone else wished to speak to come forward and do so at this time; there being no one indicating
272 such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

273
274 Commissioner Thomas made a motion to approve item Z2020-021. Commissioner Womble seconded the motion which
275 passed by a vote of 7-0.

276
277 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.

278
279 9. Z2020-022 (RYAN MILLER)

280 Hold a public hearing to discuss and consider a request by Brad Johnson for the approval of a Specific Use Permit (SUP) for
281 Detached Garage that exceeds the maximum square footage on a 0.666-acre parcel of land identified as Block 38 of the B. F.
282 Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Kernodle
283 Street, and take any action necessary.

284
285 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to
286 construct a detached garage on the northern portion of the property that exceeds the maximum size. The proposed garage
287 would be 30x40 or 1200 square feet and made out of metal. The structure would be twelve (12) feet in height and be situated
288 near the front façade of the primary structure. It would also be behind a six (6) foot sliding gate that the applicant is proposing
289 to place there as well. He would also be extending the driveway up to the building allowing it to act as a detached garage.
290 The Unified Development Code (UDC) does allow for one (1) detached garage up to 625 square feet along with one accessory
291 structure up to 144 square feet. In this case, the proposed garage is 575 square feet over what is permitted. The UDC does
292 give the Planning and Zoning Commission the ability to review these on a case by case basis through the Specific Use Permit
293 process. The applicant stated that this property would be constructed with a brick ledge for the future inclusion of a brick
294 façade. Mr. Miller advised the Commission that the applicant and Staff were present and available for questions.

295
296 Chairman Chodun asked for questions from the Commission.

298 Commissioner Logan asked if the building materials could be regulated in Old Rockwall. Mr. Miller replied that if the structure
299 met all of the requirements then it could be built out of metal. Through the Specific Use Permit process, the Commission is
300 given more latitude to look at each request. If the building were 625 square feet then a building could be made out of metal.
301

302 Chairman Chodun opened the public hearing and asked the applicant to come forward.
303

304 Brad Johnson
305 803 Kernodle Street
306 Rockwall, TX 75087
307

308 The applicant, Mr. Johnson, came forward and provided additional information in regards to the request.
309

310 Chairman Chodun asked if there would be any screening provided. The applicant explained that he was only doing three (3)
311 bay garage doors across the front.
312

313 Planning and Zoning Director Ryan Miller explained that the property is uniquely faced due to the fact that it has a street on
314 the front and back. The Unified Development Code requires that anywhere adjacent to the street meet the front setback
315 requirements. The applicant's backyard is backing up to the street so, if approved, the applicant must go through Board of
316 Adjustments but he has a good case due to the unique shape and nature of the lot.
317

318 Commissioner Logan acknowledged the brick ledge and asked if there were any plans of constructing the rest out of brick.
319 Mr. Johnson replied that they do have plans to finish off the rest of it but due to other projects they are unable to build it out
320 of brick at this time. Commissioner Logan was concerned with metal buildings in town.
321

322 Chairman Chodun asked if anyone else wished to speak to come forward and do so at this time; there being no one indicating
323 such, Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
324

325 Commissioner Moeller made a motion to approve item Z2020-022 with staff recommendations. Commissioner Fishman
326 seconded the motion.
327

328 Commissioner Logan added that she thinks this building will be a lot more visible than the one mentioned earlier in the
329 meeting.
330

331 Commissioner Thomas added that although he would like for the structure to be constructed out of brick, he still thinks it is
332 going to being value to the property.
333

334 The item Z2020-022 passed by a vote 5-2 with Commissioner Womble and Commissioner Logan dissenting.
335

336 Chairman Chodun advised the applicant that the next City Council meeting would be June 15, 2020.
337

338 VI. ACTION ITEMS

339 10. P2020-021 (DAVID GONZALES)

341 Discuss and consider a request by Angel Hernandez for the approval of a Preliminary Plat for Lots 1-5, Block A, Hernandez Addition
342 being a ten (10) acre tract of land identified as Tract 8-05 of the J. Merriman Survey, Abstract No. 155, Rockwall County, Texas,
343 situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 3533 Backland Road, and take any action
344 necessary.
345

346 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. This is a ten (10) acre
347 piece of land and the applicant is requesting to layout five (5) residential lots on this particular tract. Due to the new Interim
348 Interlocal Agreement, this request needs to go through the Preliminary Plat process. The applicant is required to meet all of
349 the conditions within that. There was an item that was turned in by the applicant and his surveyor where he was trying to
350 meet the minimum requirements, however, it does not meet the standards required by the agreement. If a recommendation
351 for denial is forwarded by the Planning and Zoning Commission then we recommend a denial without prejudice which would
352 allow the applicant to resubmit this at his convenience without having to wait a year to reapply. Should the Commission
353 choose that then there will be conditions of approval such as the following: the applicant is required to provide a will-serve
354 letter from Blackland Water Supply Company, they are required to provide a letter for the septic systems that will be provided
355 for wastewater, and we are also requiring letters from the three entities. There are two of their easements located between
356 Lots 2 and 3 and the letters must state that it is okay to cross their easements with the 60 foot private roadway. Mr. Gonzales
357 advised the Commission that Staff was present to answer questions.
358

359 Chairman Chodun asked for questions from the Commission.
360

361 Commissioner Logan wanted clarification as to how many mobile homes were present on the property and how many more
362 the applicant was wanting to place. Mr. Gonzales explained that the applicant is required to have water and sewer and those
363 are challenges at this time.
364

365 Planning and Zoning Director Ryan Miller explained to the Commission that the permitting has to go through Rockwall
366 County. The only thing Staff looks at is the plat and it does not meet the technical requirements therefore that request for
367 denial without prejudice is wanted.
368

369 Commissioner Thomas made a motion to deny without prejudice for item P2020-021. Commissioner Moeller seconded the
370 motion which passed by a vote of 7-0.
371

372 11. SP2020-005 (DAVID GONZALES)

373 Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund,
374 LP for the approval of a Site Plan for a *daycare center* on an eight (8) acre tract of land being identified as a portion of Lot 8, Block
375 A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for
376 General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located north of the intersection
377 of Stone Creek Drive and Miramar Drive, and take any action necessary.
378

379 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. He explained that the
380 applicant met with the Architectural Review Board and they are forwarding a recommendation of approval including the
381 variances that are associated with the applicant's request. The daycare center that is requested is allowed by right under the
382 General Retail (GR) District and is the underlined development for Planned Development 70 (PD-70) District. The submitted
383 site plan package is in compliance with PD-70 and the technical requirements of the Unified Development Code (UDC). The
384 applicant is requesting two (2) variances associated with the request. A letter was provided by the applicant describing the
385 compensatory measures that will take place due to requesting the variances. The first will be for the building articulation of
386 the structure. The UDC requires horizontal articulation/vertical articulation and the applicant meets the horizontal articulation
387 on three sides. The provided additional gables on the front side to provide some relief for the façade. The General Overlay
388 District standards calls for exterior materials to be 90% masonry and a maximum of 50% cementitious type of material. In
389 this case, the applicant is providing a hardie plank lap siding around the structure where it exceeds the 50% on three sides.
390 According to the Unified Development Code, an applicant is allowed to request variances and exceptions in a request. The
391 applicant has indicated an increase in the amount of stone, addition of decorative shutters, adding gables to provide relief,
392 along with an addition of a cupola with a weather vane at the top of the building by the primary entrance. This decision does
393 provide approval of a ¾ majority vote. Mr. Gonzales advised the Commission that the applicant and Staff were present and
394 available for questions.
395

396 Commissioner Logan had a question in regards to the traffic flow in the location. Mr. Gonzales explained that the area is not
397 considered a heavy user area.
398

399 Vice-Chairman Welch wanted to know how many children the daycare would be serving. He also had a question in regards
400 to the total amount of brick being used.
401

402 Drew Denosky
403 1903 Central Drive
404 Bedford, TX 76021
405

406 The applicant came forward to state that they had met with the Architectural Review Board and they had requested a different
407 stone as well as the decorative shutters and the cupola. He added that the maximum amount of kids that the daycare could
408 hold would be 120 children. The way the daycare operates is that the parents will park and then walk in.
409

410 Vice-Chairman Welch had a question as to what a cupola was.
411

412 Commissioner Thomas asked if the Homeowners association was notified but Mr. Gonzales stated that this did not require
413 mail outs.
414

415 Commissioner Moeller made a motion to approve item SP2020-005 with staff recommendations. Vice-Chairman Welch
416 seconded the motion which passed by a vote of 7-0.
417

418 12. SP2020-009 (RYAN MILLER)

419 Discuss and consider a request by Mallory Laremore on behalf of Corby Bell and Mandy Norman for the approval of a Site Plan for
420 an office building on a 0.330-acre tract of land identified as Tract 23 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall,
421 Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated
422 within the Scenic Overlay (SOV) District, addressed 1006 Ridge Road, and take any action necessary.
423

424 **Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to**
425 **convert the single-family home into a residential office building. It is located within Planned Development District 53 (PD-53)**
426 **which allows these conversions through the site plan process. Everything the applicant is proposing meets all of the**
427 **technical requirements and the only reason why the case is coming before the Commission is because a while back we**
428 **approved and planted for the resident to the west an alternative screening plan. The applicant was having an issue with**
429 **people accessing the commercial property thru his residential drive so the City planted crape myrtles along two (2) of those**
430 **properties that are adjacent to it. Since it is an alternative screening plan, we have asked the applicant to comply with that,**
431 **which they've indicated they will do, but it has to be presented because it does represent a variance to the City's standards.**
432 **Approval of this would require a ¾ majority voter and the city is in favor of this because it is at the resident's request. Mr.**
433 **Miller advised the Commission that the applicant and Staff were present and available for questions.**
434

435 **Chairman Chodun asked the applicant to come forward.**
436

437 **Dub Douphrate**
438 **2235 Ridge Road**
439 **Rockwall, TX 75087**
440

441 **Commissioner Womble made a motion to approve item SP2020-009. Commissioner Thomas seconded the motion which**
442 **passed by a vote of 7-0.**
443

444 VII. DISCUSSION ITEMS
445

446 13. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
447

448 ✓ Z2020-011: SUP for an Accessory Building at 323 Julian Drive (APPROVED; 2ND READING)
449

450 **Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the**
451 **City Council meeting.**
452

453 VIII. ADJOURNMENT
454

455 **Chairman Chodun adjourned the meeting at 7:15pm.**
456

457 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this
458 _____ day of _____, 2020.
459

460 _____
461 Eric Chodun, Chairman
462

463 Attest:
464

465 _____
466 Angelica Gamez, Planning and Zoning Coordinator
467

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 30, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:04 PM. The Commissioners present were John Womble, Tracey Logan, Mark Moeller, Annie Fishman, Sedric Thomas and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, and City Engineer Amy Williams. Absent from the meeting were Planning and Zoning Coordinator Angelica Gamez and Civil Engineers Sarah Johnston and Jeremy White.

II. OPEN FORUM

Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward, Chairman Chodun closed the open forum.

III. APPOINTMENTS

- 1. Appointment with the Architectural Review Board Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

Planning and Zoning Director Ryan Miller explained that the recommendations made by the Architectural Review Board would be explained with each case.

IV. CONSENT AGENDA

2. **P2020-023 (HENRY LEE)**

Discuss and consider a request by Chris Fergusson, PE of Kimley-Horn & Associates on behalf of Dennis Bailey of Rockwall County for the approval of a replat for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 13.3597-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive, and take any action necessary.

3. **P2020-024 (HENRY LEE)**

Discuss and consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Ridge Pointe Horizon, LP for the approval of a replat for Lots 7 & 8, Block A, Maverick Ranch Addition being a 2.113-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road [FM-3097], and take any action necessary.

4. **P2020-025 (HENRY LEE)**

Discuss and consider a request by Zan Gates of Eric L. Davis Engineering on behalf of Jimmy McClintock of Washington Place on Highway 66 for the approval of a replat for Lots 4 & 5, Block A, Washington Place Addition being a 0.987-acre parcel of land identified as a portion of Block 14, Lowe & Allen Addition and a 0.28-acre portion of Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

5. **P2020-026 (HENRY LEE)**

Discuss and consider a request by Craig Smiley of USA Professional Services Group, Inc. on behalf of Clay Shipman for the approval of a replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2 being a 1.280-acre parcel of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1020 La Jolla Pointe Drive, and take any action necessary.

Commissioner Mark Moeller made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a vote of 7-0.

V. DISCUSSION ITEMS

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6. **Z2020-023 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

Planning and Zoning Director Ryan Miller provided a brief summary in regards to the case. The applicant is requesting a Specific Use Permit (SUP) for a single-family home in the Fox Chase neighborhood on the northeast corner of Shadydale and Ridge Road. There are a couple of subdivisions requiring this property to get an SUP such as Chandlers Landing and the Fox Chase, as well as the Benton Woods subdivision. This would be a 7,000 square foot single-family house and the primary building material would be stucco. Mr. Miller advised the Commission that the case would be brought back on July 14, 2020 for a Public Hearing and he was available to answer questions.

Commissioner Chodun asked if anyone had any questions for Staff. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on July 14, 2020.

7. **Z2020-024 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Zoning Amendment to Planned Development District 78 (PD-78) [Ordinance No. 15-24] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

Planning and Zoning Director Ryan Miller advised the Commission that the applicant was present and Chairman Chodun asked the applicant to come forward.

Chris Cuny
825 Waters Drive
Allen, TX 75013

The applicant came forward and provided a brief summary in regards to the request. The reason for rezoning the property is to increase the density and create a new category of lots. The applicant then gave background information regarding Planned Development 78 and went thru a PowerPoint presentation. He would like the Commission to consider rezoning a portion of the planned development to convert a portion of the 9,600 square foot lots to 32,670 square foot lots. Mr. Cuny explained that they will not replat into the floodplain and will instead leave that as open space. The total number of lots created would then decrease from 507 to 428. The sewer service would turn into a two (2) stage process. During Stage I, there would be aerobic systems with drip irrigation versus spray systems. Stage II includes the connection to the sanitary sewer system by each resident. Connection to the City Sewer, when available, would be mandatory and shall be at the cost of the homeowner. Mr. Cuny explained that the Planned Development would incorporate the following: two (2) lakes, open space, biking trails, a community center and pool, and 55 acres for use as a public park. The applicant then advised the Commission that he was available for questions.

Commissioner Womble asked why the applicant was going for more density overall. The applicant answered that the zoning change would be needed to start construction since the project had been still since 2015. From past projects, the larger lots seemed to have been more successful.

Commissioner Fishman asked City Engineer Amy Williams if the City had ever used the desired OSSF aerobic systems in a planned development before. Ms. Williams answered that it had but they were in 1 acre or 1 ½ acre lots. Planning and Zoning Director Ryan Miller added that the City's OSSF program was run by the County who reviews all OSSF systems running inside the City and have an Interlocal Agreement that facilitates it. Through that, we have to meet the City's lot size requirements in order for them to review those. In the past, we have approved OSSF systems in as small as one (1) acre but have never gone below the acre mark on new developments. The reason why is because when we go below an acre and a half, we have to facilitate an outside engineer who will have to sign off and inspect those systems. The City has approved them in other Planned Developments but never in any lots the size of an acre.

Commissioner Logan asked if the 4,000- 5,000 square foot area was usable in any way or could you plant on top of it. Mr. Cuny answered that it is usable and that present developments such as Kingsbridge are using the drip system irrigations there. Terrabella in Heath also uses these systems which is how he got familiar with them. You would be able to plant on top but cannot place any trees there. Commissioner Logan then had a question in regards to the financials of the project.

118 She also asked whether the developer would be required to still pay the impact fees. Planning and Zoning Director Ryan
119 Miller answered that the builder would be responsible for paying those impact fees still. Mr. Cuny added that that is
120 something he would have to talk to the City about participating in a discount since they're going to be building the systems
121 but no agreements have been made at the moment. Mr. Miller explained that whenever total costs come up, then the
122 discount Mr. Cuny was looking for would have to be entertained and approved by City Council.
123

124 Commissioner Moeller stated that there were two (2) areas in the original concept plan that required sprinkler systems and
125 he wanted to know if that was still something that would still take place. Mr. Cuny answered that given the size of the home
126 then most likely they would have a sprinkler system but that is a detail that would still need to be worked out.
127 Commissioner Moeller explained that due to the fire suppression system that they would require sprinkler systems
128 regardless of the size of the home.
129

130 Chairman Chodun asked City Engineer Amy Williams if there would be City water issued for sure. Ms. Williams answered
131 that there was already city water there. She added that they were doing some major infrastructure work in this project. Mr.
132 Cuny answered that city water would be used for this and that the main issue was the wastewater. With wastewater, the
133 lines will be there but there would be a connection and disconnection fee.
134

135 Chairman Chodun asked if there were any further questions for the applicant and Planning and Zoning Director Ryan Miller
136 added some points for clarification. He explained that the ordinance given that night did not reflect the changes made and
137 the updated ordinance would be presented at the next meeting. He also stated that the applicant mentioned everything
138 that Staff recommended except for two (2) things. One being the boulevard that was the spine street that ran through the
139 development has been shortened through just the first phase and that stops at the roundabout by the larger lots. The
140 second being that 1.2 miles of trail has been taken out from the original request. Mr. Miller stated that the developer would
141 meet the anti-monotony requirements, the updated fence standards, and the new setbacks for flat furniture garages and
142 those changes will be issued at the next meeting as well. One last thing that would be required for this project is a letter
143 from the NRCS essentially stating that this development can happen because there are two (2) NRCS lights on this
144 property. This will not come into play until the site plan phase.
145

146 There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next
147 scheduled meeting on July 14, 2020.
148

149 8. **Z2020-025 (RYAN MILLER)**

150 Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for a
151 General Retail Store and Hair Salon and/or Manicurist on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures
152 Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office
153 (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.
154

155 Planning and Zoning Director Ryan Miller advised the Commission that the applicant was present and Chairman Chodun
156 asked the applicant to come forward.
157

158 **Hallie Fleming**
159 **507 N. Goliad Street**
160 **Rockwall, TX 75087**
161

162 The applicant came forward and provided a brief summary in regards to the request. She explained that due to Covid-19,
163 her goal is to help keep businesses afloat and provide a larger retail space and bring in one chair for a mixologist.
164

165 Planning and Zoning Director Ryan Miller added that the business has grown organically and it is no longer the type of
166 business that the City had originally issued a Certificate of Occupancy (CO) for. The applicant was asked to find a way to
167 find as much flexibility as possible to allow them to be an incubator space and the idea to bring this through is to facilitate
168 that request. In regards to parking, the parking requirement was sufficient when they got the original SUP. Since they
169 aren't changing the floor area then the parking requirement does not change either. There also has not been any code
170 violations related to parking. The only violation they had was in 2019 for parking a popsicle ice cream truck in the middle
171 of the yard. Mr. Miller advised the Commission that a copy of the draft ordinance was placed in their packets and it shows
172 the operational guidelines, with the only addition to facilitate allowing to have one hair salon manicurist limited to one (1)
173 chair. Mr. Miller then advised the Commission that he was available for questions.
174

175 Commissioner Fishman asked the applicant how she handled the advertising and signage of the building. Ms. Fleming
176 answered that the signage would not change.
177

178 There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next
179 scheduled meeting on July 14, 2020.

180
181 9. **Z2020-026 (DAVID GONZALES)**

182 Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of
183 JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for *Restaurant with Drive-Through, Less Than 2,000*
184 *SF* on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County,
185 Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay
186 (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.
187

188 **Planning and Zoning Manager David Gonzales advised the Commission that the applicant was present and Chairman Chodun**
189 **asked the applicant to come forward.**

190
191 **Priya Acharia**
192 **2201 E. Lamar Boulevard, Suite 200E**
193 **Arlington, TX 76006**
194

195 The applicant provided a brief summary in regards to the request. They are requesting an SUP for a restaurant with a drive-
196 thru at the northwest corner of SH205 and Pecan Valley Drive. The SUP is needed due to the fact that the establishment is
197 less than 2,000 square feet.

198
199 **Commissioner Logan made a comment stating that other restaurants have failed to take place there due to not having the**
200 **proper placing.**

201
202 **Commissioner Fishman thought that the last time the Commission reviewed something like this they thought a drive-thru**
203 **was not feasible. Mr. Gonzales explained that last time they had the drive coming out of Pecan Valley and they weren't able**
204 **to do that due to spacing requirements. This plan has its drive coming out of Quail Run and not Pecan Valley Drive.**

205
206 **Commissioner Womble asked if the applicant knew of how many variances would be requested and what they would be. Ms.**
207 **Acharia replied that she was not aware of any at the moment. Mr. Gonzales added that there was going to be some**
208 **landscaping requirements such as headlight screening.**
209

210 **Commissioner Thomas asked what kind of concept was going to be in the establishment. The applicant answered that it**
211 **might possibly be a Smoothie King or something of that nature.**

212
213 **There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next**
214 **scheduled meeting on July 14, 2020.**

215
216 10. **Z2020-027 (RYAN MILLER)**

217 Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of a Specific Use Permit (SUP) for
218 a *General Retail Store and Banquet Facility/Event Hall* on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House Addition,
219 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District,
220 situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action
221 necessary.
222

223 **Planning and Zoning Director Ryan Miller advised that the applicant was present and asked him to come forward.**

224
225 **Kurt Naumann**
226 **168 Stoneleigh Drive**
227 **Heath, TX 75032**
228

229 The applicant provided a brief summary in regards to the request. He explained that their request is to bring an upscale cigar
230 lounge to the area similar to the one they have in McKinney. He wants to create an environment for cigar enthusiasts and
231 believes Downtown Rockwall would be a great place for it. In addition, they would offer BYOB so patrons can bring in their
232 own spirits that they like to pair with their cigars.
233

234 **Planning and Zoning Director Ryan Miller added that the establishment is Our House and is currently a banquet facility and**
235 **event home. The applicant would just be adding to the retail store aspect and will keep renting out the event home in that**
236 **manner. We have carried over the previous requirements to the previous SUP even though this new one would supersede**
237 **that. As part of that SUP, the applicant received a waiver to pave the cross axis easement until the property facing Alamo**

238 Street was converted to Commercial, and eventually brought in as a Commercial property. We've had to put that back into
239 this SUP in order for that to still be valid and that would be a part of the approval process. Mr. Miller advised the Commission
240 that Staff was present to answer any questions.

241
242 There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next
243 scheduled meeting on July 14, 2020.

244
245 11. **Z2020-028 (RYAN MILLER)**

246 Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of a
247 Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of
248 land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
249 District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV)
250 District, addressed as 1650 S. John King Boulevard, and take any action necessary.
251

252 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting to
253 add the Office Use to this property but since it is in a Planned Development, and PD-10 is large, then all those property
254 owners had to be notified. The applicant is requesting to turn his space into a co-working space and in order to do that
255 then the entire Planned Development district must be amended. There have been many ordinances in this planned
256 development throughout the years, and there was only one line added to the ordinance for this request. Mr. Miller then
257 advised the Commission that he was available for questions.

258
259 There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled
260 meeting on July 14, 2020.

261
262 12. **Z2020-029 (DAVID GONZALES)**

263 Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a Zoning Change from an
264 Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of
265 Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
266 generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.
267

268 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. Since the last meeting
269 the family has decided to forego two (2) acres of the property. They are still going forward with the zoning change on the
270 remaining two (2) acres for a single-family home. Mr. Gonzales then advised the Commission that he was available to answer
271 any questions.

272
273 There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled
274 meeting on July 14, 2020.

275
276 13. **P2020-022 (DAVID GONZALES)**

277 Discuss and consider a request by Ryan Joyce of Northgate Rockwall LD, LP for the approval of a Final Plat for the Northgate
278 Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall,
279 Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at
280 the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.
281

282 Planning and Zoning Manager David Gonzales advised the Commission that the applicant was present but the only reason
283 this item is listed under Discussion Items is due to the fact that it needs to go through the Parks and Recreation Board for
284 recommendation. He explained that this will be in the Consent Agenda at the next meeting.

285
286 Chairman Chodun asked if the applicant had anything to add to come forward at this time.

287
288 Ryan Joyce
289 1189 Waters Edge Drive
290 Rockwall, TX 75087

291
292 The applicant came forward and thanked the Commission for their support with this project. At the moment, they have sold
293 out about 80% of their lots.

294
295 There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled
296 meeting on July 14, 2020.
297

298 14. **SP2020-010 (DAVID GONZALES)**

299 Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Adat Estate of Vats Akhil and Deepti for the
300 approval of a Site Plan for a *medical office building* on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2
301 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV)
302 District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.
303

304 **Planning and Zoning Manager David Gonzales advised the Commission that the applicant was present and Chairman Chodun**
305 **asked them to come forward.**

306
307 **Greg Wallis**
308 **1520 E. I-30**
309 **Rockwall, TX 75087**

310
311 The applicant came forward and provided a brief summary in regards to the request. He explained that this will be a 7,200
312 square foot medical office housing two doctors, general practice, and psychiatry. A large extension of it will be an imaging
313 center with X-Rays and MRIs/CTs. The center portion of the building will hold an open lease until they find a use for it. They
314 are asking for one (1) variance along the back with the horizontal articulation and the Architectural Review Board did not
315 have a problem with the situation. Additional landscape will be provided as well as an overage on the masonry requirement.
316 There will also be a spring wall added to the back due to the Ag and the school considered Residential. Mr. Wallis then
317 advised the Commission that he was available to answer questions.
318

319 **Mr. Gonzales added that the Architectural Review Board did review this and they'll be forwarding a recommendation of**
320 **approval including the variance requested and the variance that will come in front of the Commission during the site plan**
321 **process.**

322
323 **There being no questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled**
324 **meeting on July 14, 2020.**

325
326 15. **SP2020-011 (DAVID GONZALES)**

327 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Ed Burke of Channell Commercial
328 Corporation for the approval of an Amended Site Plan for an existing industrial building on an 18.762-acre parcel of land identified
329 as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,
330 situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action
331 necessary.
332

333 **Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The request would be**
334 **associated with Phase II of an outside storage area. He then advised the Commission that he was available for questions.**

335
336 **Chairman Chodun asked what he meant by outside storage area. Mr. Gonzales explained that there was some additional**
337 **product that they had along with extra storage space. They are required to screen the storage with a screening wall so the**
338 **details of that will come during the site plan process. The screening walls need to be at least one (1) foot higher than what**
339 **is being stored along with additional landscaping. Planning and Zoning Director Ryan Miller added that this will be one of**
340 **the variances associated with this. The applicant is going to be proposing a smooth face wall, which was approved during**
341 **the first phase because it was a part of Corporate Landing. They will also be requesting a drive way variance due to them**
342 **adding a second driveway along Industrial Blvd.**

343
344 **Commissioner Moeller asked if this new driveway was for access to the storage area. Mr. Gonzales replied that it would**
345 **create access to Phase I portion as well. Commissioner Moeller then asked if this driveway would be lightly used. Mr.**
346 **Gonzales replied that there would be a future building coming in as well as additional parking making the drive way highly**
347 **used.**

348
349 **Commissioner Fishman asked if there were any concessions requested for the variances wanted. Mr. Gonzales answered**
350 **that any variance requires two (2) compensatory measures and those would be covered during the site plan phase.**

351
352 **There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next**
353 **scheduled meeting on July 14, 2020.**

354
355 16. Director's Report of post City Council meeting outcomes for development cases (**RYAN MILLER**).

- 356
357 ✓ P2020-019: Replat for Lot 9, Block C, Remington Park, Phase 2 Addition [APPROVED]
358 ✓ P2020-020: Final Plat for Terracina Estates, Phase 1 Addition [APPROVED]

- ✓ Z2020-016: SUP for a *Guest Quarters/Secondary Living Unit, Detached Garage and Carport* for 844 Zion Hill Circle [APPROVED; 1st READING]
- ✓ Z2020-018: SUP for *Residential Infill Adjacent to an Established Subdivision* for 1055 Dalton Road [APPROVED; 1st READING]
- ✓ Z2020-019: SUP for *Residential Infill in an Established Subdivision* for 247 Chris Drive [APPROVED; 1st READING]
- ✓ Z2020-020: SUP for a *Guest Quarters/Secondary Living Unit and Carport* for 1308 Ridge Road [APPROVED; 1st READING]
- ✓ Z2020-021: Zoning Change (AG to SFE-2.0) [WITHDRAWN]
- ✓ Z2020-022: SUP for a *Detached Garage* for 803 Kernodle Street [APPROVED; 1st READING]

Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VI. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:06 pm.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2020.

Eric Chodun, Chairman

Attest:

Angelica Gamez, Planning and Zoning Coordinator



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July 14, 2020
APPLICANT: Ryan Joyce; *Northgate Rockwall LD, LP.*
CASE NUMBER: P2020-022; *Final Plat for the Northgate Subdivision*

SUMMARY

Consider a request by Ryan Joyce of Northgate Rockwall LD, LP for the approval of a Final Plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a final plat for a 61.45-acre tract of land identified Tract 4 of the W. M. Dalton Survey, Abstract No. 72. The purpose of the final plat is to establish 38 single-family residential lots that will be identified as the Northgate Subdivision.
- The subject property was annexed in 2008 [*Ordinance No. 08-66*] and is currently vacant. Planned Development District 88 (PD-88) was adopted by the City Council on July 1, 2019 by *Ordinance No. 19-26*. In addition, the City Council approved a Preliminary Plat (*i.e. P2019-029*) and Master Plat (*i.e. P2019-030*) on August 19, 2019. The proposed Final Plat conforms to the approved Preliminary and Master Plat, and Planned Development District 88 (PD-88).
- On July 7, 2020, the Parks and Recreation Board reviewed the final plat and made the following recommendations. The below fees are to be paid at the time of final plat:
 - a) The developer shall pay pro-rata equipment fees in the amount of \$21,926.00 (*i.e. \$577.00 x 38 lots*); and,
 - b) The developer shall pay cash in lieu of land fees in the amount of \$23,142.00 (*i.e. \$609.00 x 38 lots*).
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat for Northgate Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

- (2) The applicant shall adhere to the recommendations made by the Parks Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-022

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 961 Clem Road

Subdivision Northgate

Lot

Block

General Location Southwest Corner of Clem Road and FM 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District

Current Use Agricultural

Proposed Zoning

Proposed Use

Acreage 61.45

Lots [Current] 1

Lots [Proposed] 39

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Northgate Rockwall LD, LP

Applicant Northgate Rockwall LD, LP

Contact Person Ryan Joyce

Contact Person

Address 1189 Waters Edge Drive

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 512-965-6280

Phone

E-Mail ryan@michaeljoyceproperties.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Michael Ryan Joyce [Owner] the undersigned, who stated the information on this application to be true and certified the following:

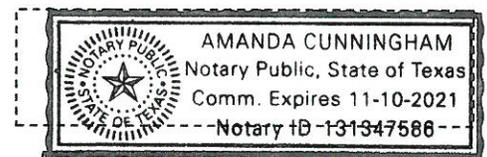
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1529.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 1 day of June, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

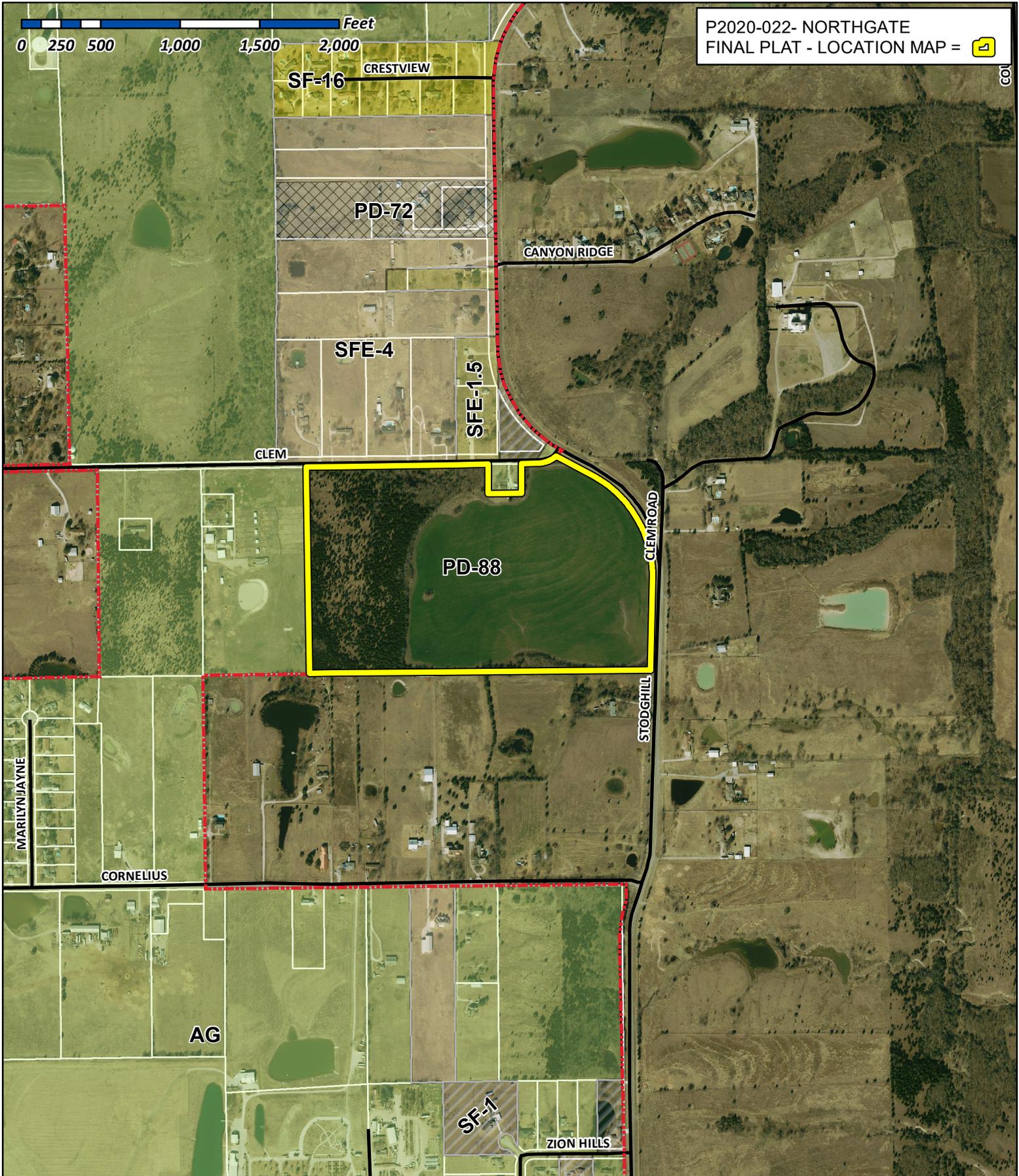
Given under my hand and seal of office on this the 1 day of June, 2020.

BY: Northgate Rockwall LD, LP, a Texas limited partnership
By: MR.Joyce, LLC, a Texas limited liability company, its general partner

Owner's Signature

Notary Public in and for the State of Texas





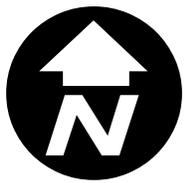
P2020-022- NORTHGATE
 FINAL PLAT - LOCATION MAP =

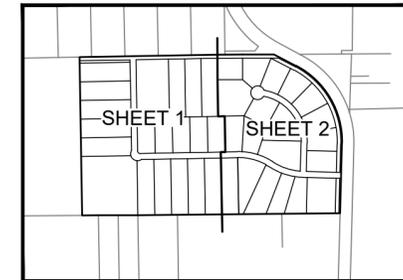
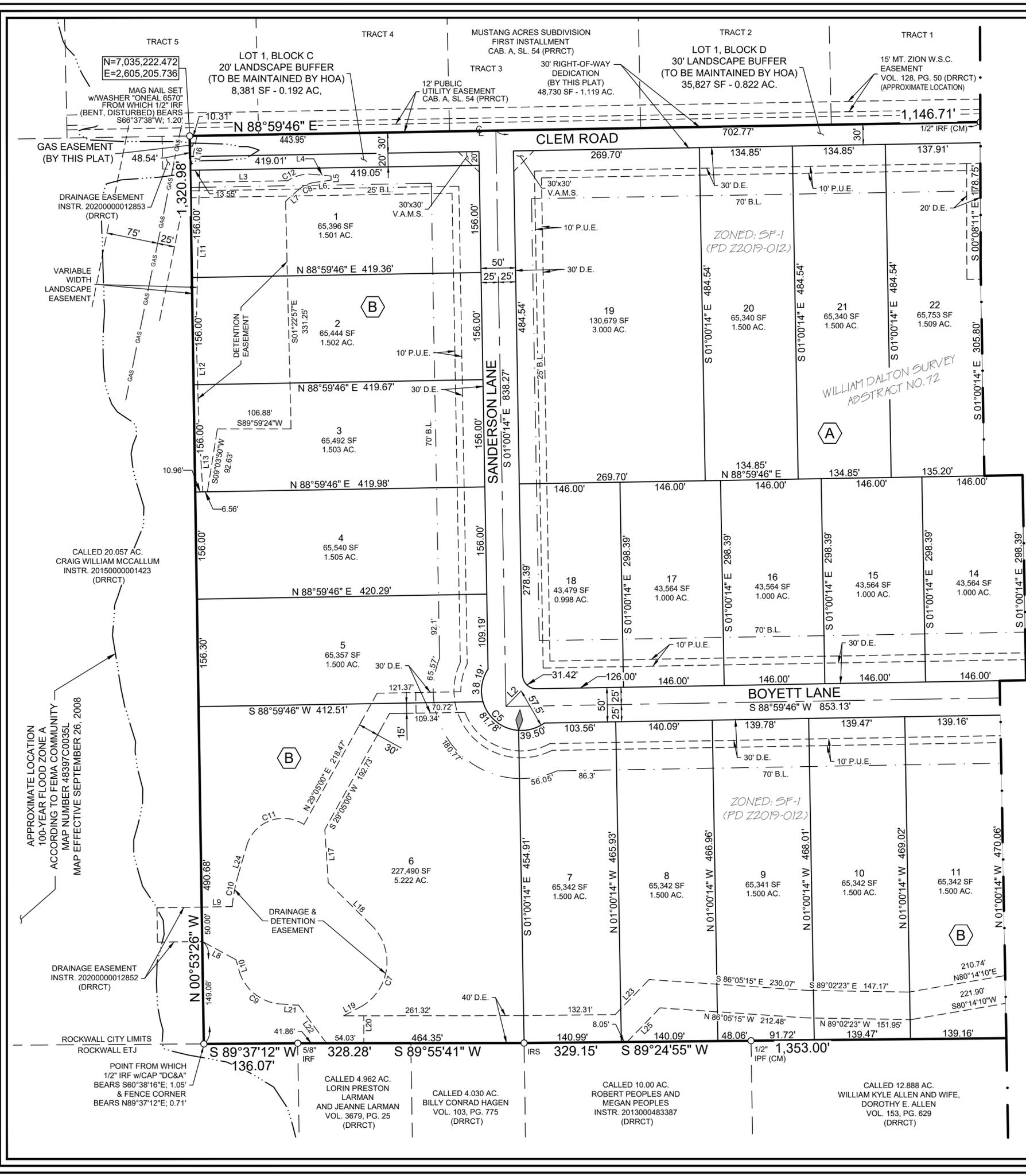


City of Rockwall

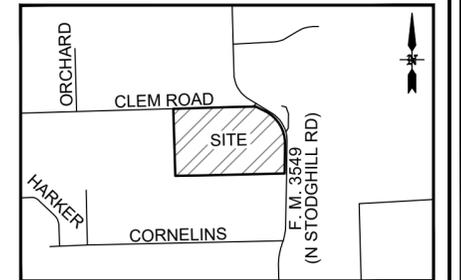
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

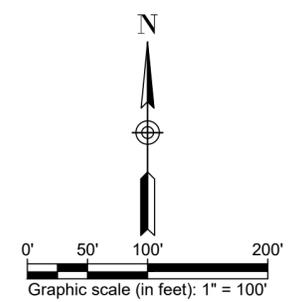




KEY MAP
Scale: 1" = 1,000'



VICINITY MAP
NOT TO SCALE



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	63°42'40"	713.94'	443.62'	793.88'	N 30°30'10" W	753.61'
C2	34°13'31"	500.00'	153.94'	298.67'	N 73°53'29" W	294.25'
C3	31°44'23"	500.00'	142.14'	276.98'	S 72°38'54" E	273.45'
C4	88°39'30"	408.94'	399.47'	632.78'	N 42°37'42" W	571.52'
C5	158°54'25"	57.50'	308.84'	159.47'	S 46°09'22" E	113.06'
C6	308°08'36"	57.50'	27.96'	309.24'	S 04°13'56" W	50.28'
C7	104°31'10"	74.96'	96.85'	136.75'	N 06°10'00" E	118.56'
C8	32°14'09"	44.40'	12.83'	24.98'	S 64°17'52" W	24.65'
C9	66°48'46"	67.98'	44.83'	79.27'	S 54°28'27" E	74.85'
C10	11°56'27"	239.29'	25.03'	49.87'	S 11°09'59" W	49.78'
C11	106°14'06"	54.98'	73.28'	101.95'	S 70°02'37" W	87.96'
C12	40°12'35"	55.84'	20.44'	39.19'	S 75°44'02" W	38.39'
C13	24°51'40"	48.00'	10.58'	20.83'	N 69°52'41" W	20.66'
C14	40°37'31"	201.98'	74.76'	143.21'	N 61°59'29" W	140.23'
C15	3°35'46"	197.93'	6.21'	12.42'	N 43°29'30" W	12.42'
C16	17°29'13"	48.00'	7.38'	14.65'	N 38°55'56" W	14.59'
C17	4°53'31"	197.91'	8.45'	16.90'	N 50°07'18" W	16.89'
C18	34°43'45"	194.17'	60.72'	117.70'	N 35°50'56" W	115.90'
C19	24°38'43"	48.00'	10.49'	20.65'	N 31°30'58" W	20.49'
C20	20°42'01"	48.00'	8.77'	17.34'	N 08°52'06" W	17.25'
C21	37°05'44"	202.07'	67.80'	130.83'	N 00°40'14" W	128.56'
C22	17°17'00"	48.00'	7.29'	14.48'	N 04°35'57" E	14.42'

NOTES:

- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48397C0035L, dated September 26, 2008, a portion of this property lies within Flood Zone X and a portion of this property lies within Flood Zone A as shown. This Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.
- It shall be the policy of the City of Rockwall to withhold issuing of building permits until all streets, water, sewer, and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance, or guarantee that any building within such plat shall be approved, authorized, or permit thereof issued, as required under Ordinance 83-54.

FINAL PLAT
NORTHGATE ADDITION
BEING
63.514 ACRES
38 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

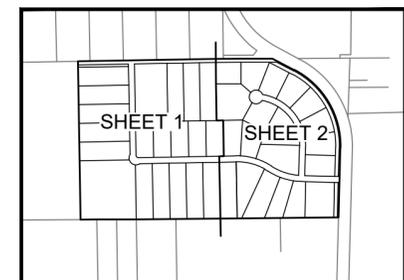
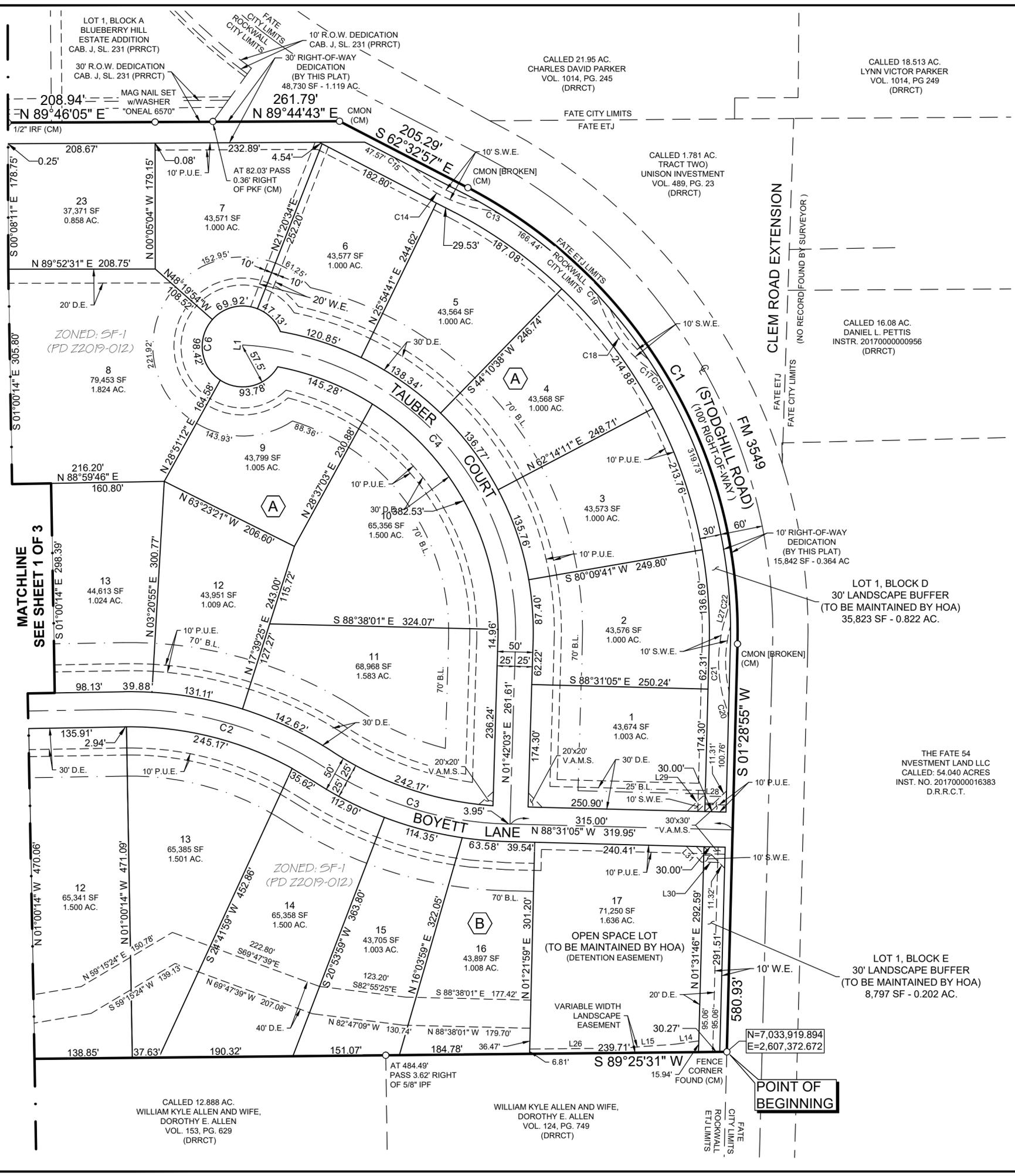
OWNER/DEVELOPER
Northgate Rockwall LD, L.P.
1189 Waters Edge Drive
Rockwall, TX 75087
(512) 965-6280

LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132
Job No. 19081

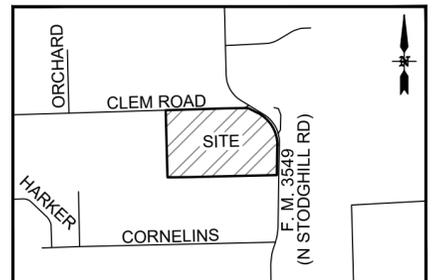
DATE: 6/29/20 CASE NO. P2020-022 SHEET 1 OF 3



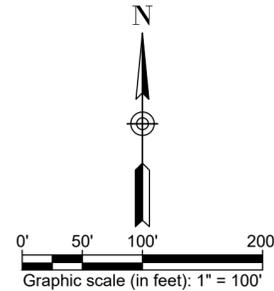
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



KEY MAP
Scale: 1" = 1,000'



VICINITY MAP
NOT TO SCALE



LEGEND

- IRS 1/2" Iron Rod Set with red cap stamped "ONEAL 6570"
- IRF Iron Rod Found
- IPF Iron Pipe Found
- PKF PK Nail Found
- CMON Concrete Monument Found
- CM Controlling monument
- DRRCT Deed Records, Rockwall County, Texas
- PRRCT Plat Records, Rockwall County, Texas
- B.L. Building Line
- P.U.E. Public Utility Easement
- D.E. Drainage Easement
- S.W.E. Sidewalk and Trail Easement
- C.A. Common Area
- V.A.M.S. Visibility, Access, Maintenance & Sidewalk Easement
- ◊ Indicates Street Name Change

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	S 03°02'33" W	2.22'
L2	N 44°13'01" E	31.70'
L3	N 89°06'34" E	128.18'
L4	S 84°09'40" E	25.77'
L5	S 01°00'14" E	6.00'
L6	S 82°09'12" W	25.77'
L7	S 48°10'48" W	24.55'
L8	N 61°27'02" W	55.67'
L9	N 89°06'34" E	44.11'
L10	S 16°03'48" E	21.92'
L11	S 01°11'06" W	236.70'
L12	S 01°37'09" E	133.38'
L13	S 03°23'13" E	98.19'
L14	N 82°05'51" E	34.17'
L15	N 85°49'03" E	75.79'
L16	S 11°26'15" W	49.71'

LINE TABLE

NO.	DIRECTION	DISTANCE
L17	N 03°39'45" W	77.67'
L18	N 45°24'37" W	87.43'
L19	N 62°13'35" E	30.66'
L20	S 00°04'19" E	40.00'
L21	N 85°57'46" W	23.83'
L22	N 36°17'17" W	68.57'
L23	N 43°59'46" E	70.79'
L24	N 16°09'46" E	42.31'
L25	S 43°59'46" W	68.92'
L26	N 89°25'34" E	130.55'
L27	N 15°39'30" E	15.82'
L28	S 88°31'20" E	25.12'
L29	N 46°28'55" E	31.11'
L30	S 88°30'51" E	25.12'
L31	S 43°31'05" E	31.11'

FINAL PLAT
NORTHGATE ADDITION
BEING
63.514 ACRES
38 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 6/29/20 CASE NO. P2020-022 SHEET 2 OF 3

OWNER/DEVELOPER
Northgate Rockwall LD, L.P.
1189 Waters Edge Drive
Rockwall, TX 75087
(512) 965-6280

LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132
Job No. 19081

ENGINEERINGCONCEPTS
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

OWNER'S CERTIFICATION [Public Dedication]

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS NORTHGATE ROCKWALL LD, L.P. AND REBECCA AIRHEART , BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 63.514 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND ALL OF THAT CERTAIN CALLED 1.00 ACRE TRACT AS DESCRIBED TO REBECCA AIRHEART BY DEED RECORDED IN INSTRUMENT NUMBER 20200000003814 (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

THENCE SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2015000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

THENCE NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND AT AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.00 ACRE AIRHEART TRACT;;

THENCE NORTH 89 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 208.94 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 1.00 ACRE TRACT TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

THENCE SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

THENCE SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.514 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

NORTHGATE ROCKWALL LD, L.P. AND REBECCA AIRHEART, the undersigned owner of the land shown on this plat, and designated herein as the NORTHGATE ADDITION subdivision to the City of Rockwall, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. W further certify that all other parties who have a mortgage or lien interest in the NORTHGATE ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.
7. The property owner(s)/HOA shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements, open spaces, common areas and landscape buffers.
8. The HOA shall be responsible for all care and maintenance of any decorative sign poles installed. The HOA must maintain, repair, and replace all non-standard street and regulatory sign poles and fixtures or other approved non-standard items.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

NORTHGATE ROCKWALL LD, L.P. (OWNER)

BY: Michael Ryan Joyce

REBECCA AIRHEART (OWNER)

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Michael Ryan Joyce, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Rebecca Airheart, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____ day of _____, 2020.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Released for review only, June 2020 in accordance with Texas Board of Professional Land Surveying Rule 663.18(c), 29 T.A.C. 663.18(c). This is a preliminary document and shall not be signed or sealed. "Preliminary, this document shall not be recorded for any purpose."

Daniel Chase O'Neal
Registered Professional Land Surveyor
State of Texas No. 6570

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this ____ day of _____, 2020.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT
NORTHGATE ADDITION
BEING
63.514 ACRES
38 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 6/29/20 CASE NO. P2020-022 SHEET 3 OF 3

OWNER/DEVELOPER
Northgate Rockwall LD, L.P.
1189 Waters Edge Drive
Rockwall, TX 75087
(512) 965-6280

LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132
Job No. 19081



ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July, 14, 2020
APPLICANT: Brandon Davidson; *Corwin Engineering, Inc.*
CASE NUMBER: P2020-027; *Lot 33, Block A, Ridgecrest Addition*

SUMMARY

Consider a request by Brandon Davidson of Corwin Engineering, Inc. on behalf of Paul Taylor of Paul Taylor Homes Limited for the approval of a replat for Lot 33, Block A, Ridgecrest Addition being a 0.3017-acre parcel of land identified as Lot 24, Block A, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 2605 Cypress Drive, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting the approval of a replat for a 0.3017-acre parcel of land identified as Lot 24, Block A, Ridgecrest Addition for the purpose of adjusting the size of an existing drainage easement to facilitate the construction of a single-family home. The new lot will be Lot 33, Block A, Ridgecrest Addition.
- On June 6, 2016, the City Council approved Planned Development District 81 (PD-81), which allowed a 45-lot residential subdivision -- *adhering to the Single Family 10 (SF-10) District land uses and development standards* -- on the subject property. On June 20, 2016, the City Council concurrently approved a Preliminary Plat and Master Plat/Open Space Plan [*i.e. Case No.'s P2016-028 & P2016-029*] for the subject property. Following this approval, on October 21, 2016, the City Council approved a Final Plat [*i.e. Case No. P2016-045*] for the subdivision. This established the subject property as Lot 24, Block A, Ridgecrest Addition.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 33, Block A, Ridgecrest Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:
 Master Plat (\$100.00 + \$15.00 Acre)¹
 Preliminary Plat (\$200.00 + \$15.00 Acre)¹
 Final Plat (\$300.00 + \$20.00 Acre)¹
 Replat (\$300.00 + \$20.00 Acre)¹
 Amending or Minor Plat (\$150.00)
 Plat Reinstatement Request (\$100.00)
Site Plan Application Fees:
 Site Plan (\$250.00 + \$20.00 Acre)¹
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:
 Zoning Change (\$200.00 + \$15.00 Acre)¹
 Specific Use Permit (\$200.00 + \$15.00 Acre)¹
 PD Development Plans (\$200.00 + \$15.00 Acre)¹
Other Application Fees:
 Tree Removal (\$75.00)
 Variance Request (\$100.00)
Notes:
¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2605 Cypress Drive

Subdivision Ridgcrest

Lot 24 Block A

General Location West end of Cypress Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-81

Current Use Single Family Residence

Proposed Zoning N/A

Proposed Use Single Family Residence

Acreage 0.37

Lots [Current] 1

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Paul Taylor Homes Limited

Applicant Corwin Engineering, Inc.

Contact Person Paul Taylor

Contact Person Brandon Davidson

Address 17950 Preston Road
Suite 700

Address 200 W. Belmont
Suite E

City, State & Zip Dallas, TX 75252

City, State & Zip Allen, TX 75013

Phone 972-732-7800

Phone 972-396-1200

E-Mail paul@paultaylorhomes.com

E-Mail bdavidson@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Paul Taylor ^{Proprietor} general partner [Owner] the undersigned, who stated the information on this application to be true and certified the following:

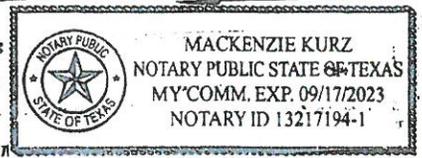
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 20th day of June, 2020.

Owner's Signature

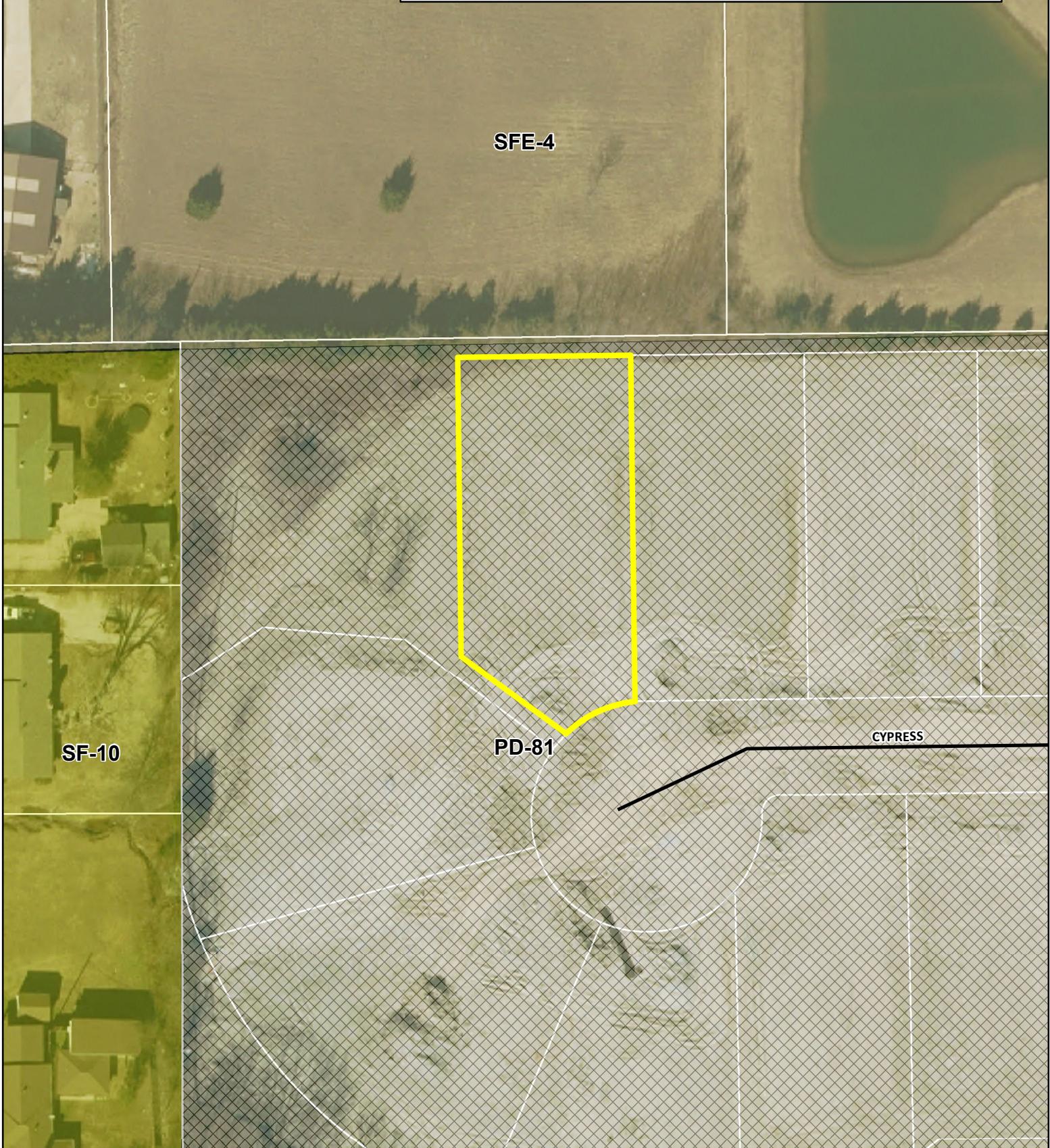
Notary Public in and for the State of Texas

Paul Taylor
Mackenzie Kurz
Pres of the general partner



0 20 40 80 120 160 Feet

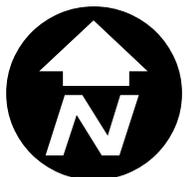
P2020-027- REPLAT FOR LOT 33, BLOCK A, RIDGECREST ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
 COUNTY OF ROCKWALL
 We the undersigned owners of the land shown on this plat, and designated herein as the LOT 24 BLOCK A out of RIDGECREST, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in LOT 24 BLOCK A out of RIDGECREST, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

PAUL TAYLOR HOMES LIMITED

STATE OF TEXAS
 COUNTY OF
 Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2020.
 Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

 Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2020.

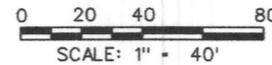
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

 Mayor, City of Rockwall City Secretary City Engineer

NOTES

- Bearing are referenced to Ridgecrest (Cab. J, Slide 63).
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- No fences or structures allowed in any Drainage Easements.



LEGAL DESCRIPTION

WHEREAS, PAUL TAYLOR HOMES LIMITED, is the owner of a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 24 Block A, out Ridgecrest, an addition to the City of Rockwall, as described in Cabinet J, Slide 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at d/2inch iron rod found at the northeast corner of said Lot 24:

THENCE, South 00° 41'20" West, along the east line of said Lot 24, for a distance of 180.24 feet, to d/2inch iron rod found at the southeast corner of said Lot 24 being in the north line of Cypress Drive and being on a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 38° 24'01";

THENCE, along the south line of said Lot 24 and the north line of said Cypress Drive for an arc distance of 40.21 feet (Chord Bearing South 66° 22'15" West 39.46 feet), to d/2inch iron rod found at the most southerly corner of said Lot 24;

THENCE, North 52° 25'25" West, departing said north line and continuing along the south line of said Lot 24, for a distance of 67.56 feet, to d/2inch iron rod found at the most westerly southwest corner of said Lot 24;

THENCE, North 00° 41'20" East, along the west line of said Lot 24, for a distance of 155.94 feet, to d/2inch iron rod found at the northwest corner of said Lot 24;

THENCE, South 89° 18'40" East, along the north line of said Lot 24, for a distance of 90.00 feet, to the POINT OF BEGINNING and containing 0.372 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2020.

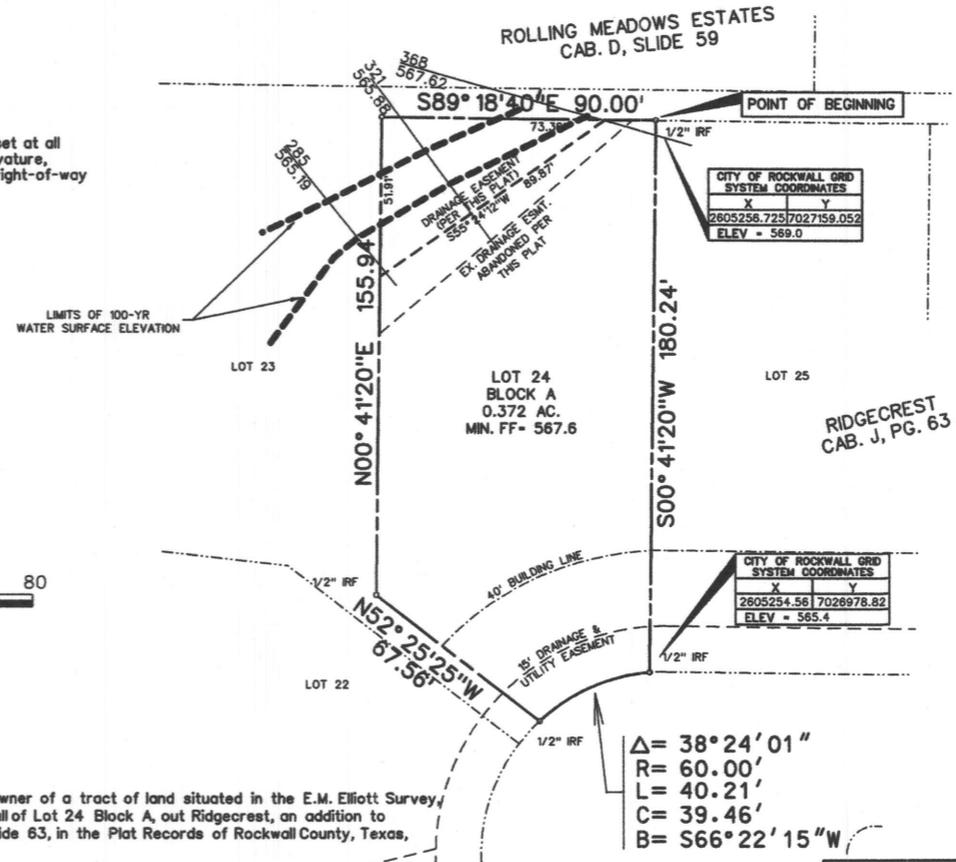
 WARREN L. CORWIN
 R.P.L.S. No. 4621

THE STATE OF TEXAS
 COUNTY OF COLLIN

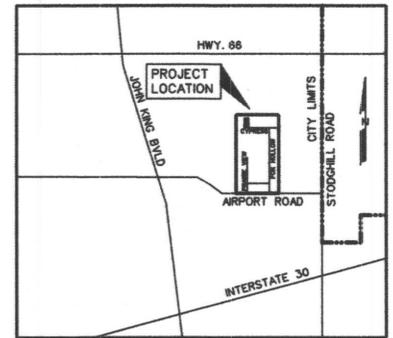
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

 Notary Public in and for the State of Texas



CYPRESS DRIVE



LOCATION MAP
 N.T.S.

THE PURPOSE OF THIS REPLAT IS TO RELOCATE THE DRAINAGE EASEMENT.

33 FINAL PLAT OF
LOT 24 BLOCK A
 BEING 0.372 ACRES .3017

LOT 24 BLOCK A OF
 RIDGECREST
 SITUATED IN THE
 E.M. ELLIOTT SURVEY, ABSTRACT NO. 77

IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 PREPARED BY
 CORWIN ENGINEERING, INC.

810 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

OWNER
PAUL TAYLOR HOMES LIMITED
 17950 PRESTON ROAD, STE. 700
 DALLAS, TEXAS 75252

JUNE 2020 SCALE 1" = 40'



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July 14, 2020
APPLICANT: James Best
CASE NUMBER: Z2020-023; *Specific Use Permit (SUP) for Residential Infill for 54 Shadydale Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05 [Case No. A1984-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council by the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District.

On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- was rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13 [Case No. PZ1989-001]*. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by *Case No. P2018-032*. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. The subject property is currently vacant and zoned Single-Family 16 (SF-16) District.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is Shady Dale Lane, which is identified R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." This section goes on to require that "... (a)ll proposed residential infill housing that is located within an Established Subdivision or a lot or tract of land that is located within 500-feet of an Established Subdivision shall be required to apply for a Specific Use Permit." In this case, the subject property is directly adjacent to Phase 1 of the Fox Chase Subdivision, and is within 500-feet of two (2) established subdivisions (*i.e. Phase 10 & 19 of the Chandler's Landing Subdivision and the Benton Court Subdivision*). Both of these subdivisions are more than ten (10) years old, consist of more than five (5) lots, and are ~100% developed. Based on this adjacency the proposed home requires a Specific Use Permit (SUP).

In addition, according to Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." With this being said, the proposed home is oriented toward Ridge Road and is physically separated from the two (2) established subdivisions. Staff should also point out that Ridge Road -- *which is a four (4) lane divided roadway* -- separates the subject property from the Chandler's Landing Subdivision. In addition, there are four (4) other homes in a close proximity to the subject property that all face onto Ridge Road, and create additional separation from the Fox Chase Subdivision. All of these homes (*including the home proposed by the applicant*) are larger and situated on larger lots than the established subdivisions. Based on this, the traditional criteria used to compare homes in an *Established Subdivision* is not applicable in this case. For reference, staff has provided images and attributes of the other homes facing onto Ridge Road.

The home being proposed by the applicant has a ~5,242 SF building footprint and will consist of a total of 7,721 SF of living area. It will be oriented toward Ridge Road, and have a driveway off of Shadydale Lane and a driveway off of the alleyway at the rear of the subject property adjacent to Phase 1 of the Fox Chase Subdivision. The home will be two (2) stories and be finished with a stucco exterior. The front of the proposed home will be setback 150-feet from Ridge Road, and have a reflecting pool/fountain situated in the front approximately 120-feet off of Ridge Road. In addition, the home will be setback off of Shadydale Lane ~93-feet. Taking all of this into account, the approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 2, 2020, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Benton Woods, Fox Chase, Chandler's Landing, and Rainbow Lakes Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill in or Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
 - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
 - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-023

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 54 Shadydale
 Subdivision BEST Addition Lot 1 Block A
 General Location Ridge Rd / Shadydale

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning CF-16 Current Use VACANT
 Proposed Zoning _____ Proposed Use SF Home
 Acreage 2.7 Lots [Current] 1 Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner JAMES Kimberly Best Applicant GAME
 Contact Person JAMES Contact Person _____
 Address 7235 S. FM 549 Address _____
 City, State & Zip Heath TX 75032 City, State & Zip _____
 Phone 214 927 8331 Phone _____
 E-Mail JBEST@BESTLAWCENTER.COM E-Mail _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared James & Kimberly Best [Owner] the undersigned, who stated the information on this application to be true and certified the following:

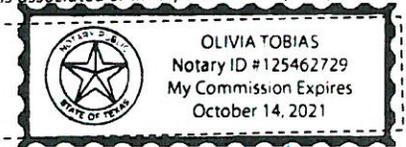
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 239, to cover the cost of this application, has been paid to the City of Rockwall on this the 10th day of June, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10 day of June, 2020

Owner's Signature

Notary Public in and for the State of Texas

[Handwritten signatures of James & Kimberly Best]



My Commission Expires 10/14/21



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



From: [Henry Lee](#)
Cc: [Gonzales, David](#); [Miller, Ryan](#)
Subject: Homeowners Association/Neighborhood Notification Program
Date: Wednesday, July 1, 2020 4:58:37 PM
Attachments: [HOA Map \(06.19.2020\).pdf](#)
[Public Notice \(06.19.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [June 26, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 14, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 20, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-023 (RYAN MILLER) for Residential Infill at 54 Shadydale Lane

Hold a public hearing to discuss and consider a request by James Best for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary

Thank you,

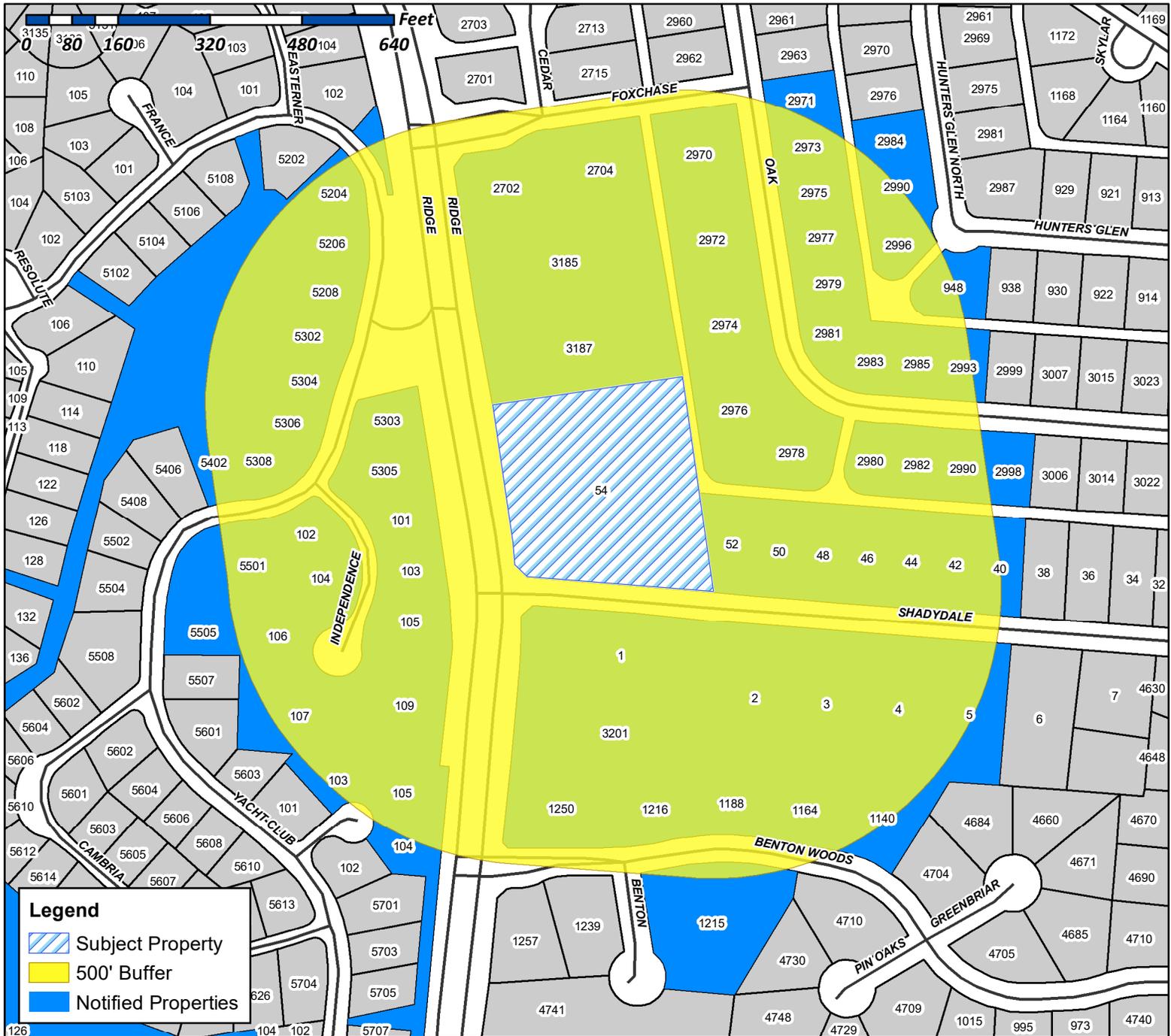
Henry Lee



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-023
Case Name: SUP for 54 Shadydale Lane
Case Type: Specific Use Permit
Zoning: Single-Family 16 (SF-16) District
Case Address: 54 Shadydale Lane

Date Created: 6/19/2020
For Questions on this Case Call (972) 771-7745



HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

GOODWIN DALE & DEBORAH
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

WEEKS MARY
103 GENESTA PL
ROCKWALL, TX 75032

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

GARZA ROY A & DULCE R
104 GENESTA PLACE
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D
104 INDEPENDENCE PL
ROCKWALL, TX 75032

TURNER CATHERINE
105 GENESTA PL
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER
106 INDEPENDENCE PLACE
ROCKWALL, TX 75032

HUDSON CHAD J & LINDSAY B
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

CURRENT RESIDENT
109 INDEPENDENCE PL
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S
1164 BENTON WOODS DR
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
JOSEPH HENRY AND KRISINE ELIZABETH ZYLKA
1215 BENTON WOODS
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

PATEL VIBHA & SATISH
1250 BENTON WOODS DR
ROCKWALL, TX 75032

BARNES MARVIN J
19592 CHAMPION CIRCLE
GULFPORT, MS 39503

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
2408 PRIMROSE DR
RICHARDSON, TX 75082

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2704 FOXCHASE
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

LANE PATRICIA A
2971 OAK DR
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOURQUIN LAUREN
2973 OAK DRIVE
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

GLASS HUNTER J
2975 OAK DRIVE
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J
2977 OAK DR
ROCKWALL, TX 75032

FOSTER JOHN CHRISTOPHER & DONNA
2978 OAK DR
ROCKWALL, TX 75032

SEXTON CHRISTOPHER
2979 OAK DR
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA
2980 OAK DR
ROCKWALL, TX 75032

CONFIDENTIAL
2981 OAK DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2982 OAK
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON
COLEMAN
2983 OAK DR
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND
WILLIAM D COMPTON
2984 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K
2985 OAK DR
ROCKWALL, TX 75032

HALL VIRGINIA M
2990 N HUNTERS GLEN
ROCKWALL, TX 75032

LACY SUE LIFE ESTATE AND
PHYLLIS COTTON AND KERI LACY ZUCKERBROW
2990 OAK DRIVE
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J
2993 OAK DR
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R
2996 HUNTERS GLN N
ROCKWALL, TX 75032

FRISBY JOHN R & THERESA M
2998 OAK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3 SHADYDALE
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI AND
JOSEPH HENRY AND KRISINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

COOKS LESTER L & DORIS M
3026 ANDREW DR
FARMERSVILLE, TX 75442

CURRENT RESIDENT
3185SRIDGE
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
3923 POSTRIDGE TRAIL
MELBOURNE, FL 32934

BISHOP DENNIS AND SHANNON A
4 SHADY DALE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
40 SHADY DALE
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY
42 SHADY DALE LANE
ROCKWALL, TX 75032

MARTINEZ MAYRA
44 SHADY DALE LANE
ROCKWALL, TX 75032

NORTON JO ANN
4540 BANYAN LN
DALLAS, TX 75287

VITALE LINDA A
46 SHADY DALE LN
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS
48 SHADY DALE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
5 SHADYDALE
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

HAMMOND HUDDLE LIVING TRUST
EUGENE WESLEY HUDDLE AND JANE
HAMMOND TRUSTEES
519 E I-30 #704
ROCKWALL, TX 75087

CURRENT RESIDENT
52 SHADY DALE
ROCKWALL, TX 75032

BARRY JOYCE
5204 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5206 YACHT CLUB
ROCKWALL, TX 75032

ALLEN KEITH
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5303 YACHT CLUB
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B
5304 YACHT CLUB DR
ROCKWALL, TX 75032

CURTIS DEVIN AND THOMAS
5305 YACHT CLUB DRIVE
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
5308 YACHT CLUB
ROCKWALL, TX 75032

CURRENT RESIDENT
54 SHADY DALELN
ROCKWALL, TX 75032

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

CULLEN SETH LAWRENCE AND GABRIELLE
5501 YACHT CLUB DR
ROCKWALL, TX 75032

CURRENT RESIDENT
EUGENE WESLEY HUDDLE AND JANE
HAMMOND TRUSTEES
5505 YACHT CLUB
ROCKWALL, TX 75032

ROSEN ADAM GRAY AND EMILY JANE
713 COUNTRY CLUB
HEATH, TX 75032

ROCK SOUTH INVESTMENTS LTD. A TEXAS
LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

BEST JAMES
870 W I-30 SUITE 100
GARLAND, TX 75043

HERVEY GAIL
948 HUNTERS GLN
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC
PO BOX 8333
GREENVILLE, TX 75404

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-023: SUP for Residential Infill Adjacent to an Established Subdivision for 54 Shadydale Lane

Hold a public hearing to discuss and consider a request by James Best for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 20, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-023: SUP for Residential Infill Adjacent to an Established Subdivision for 54 Shadydale Lane

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

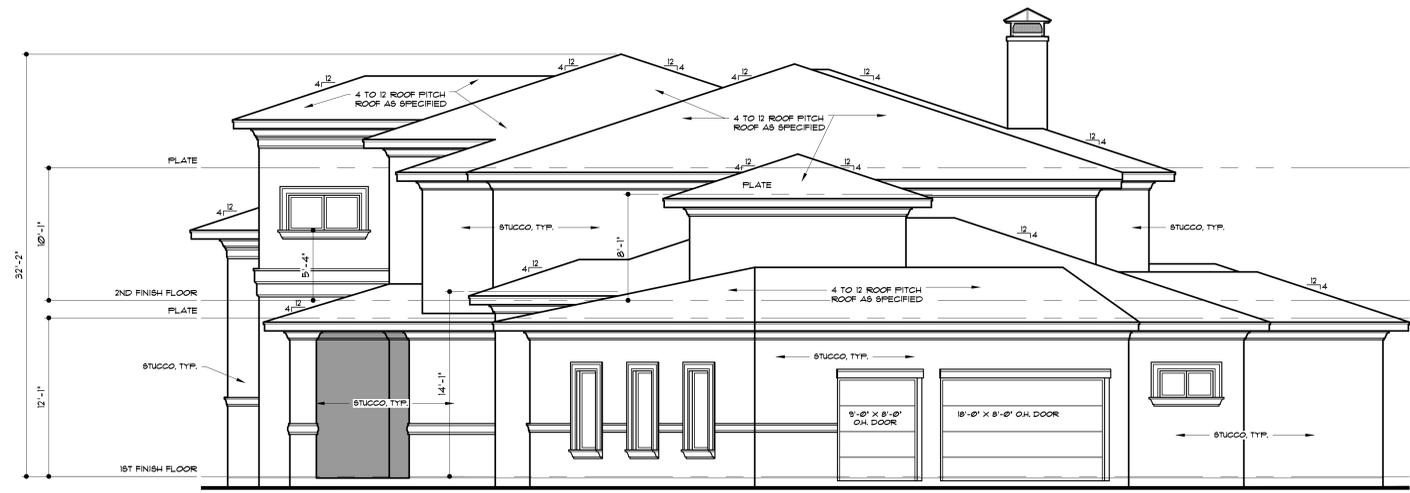
Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

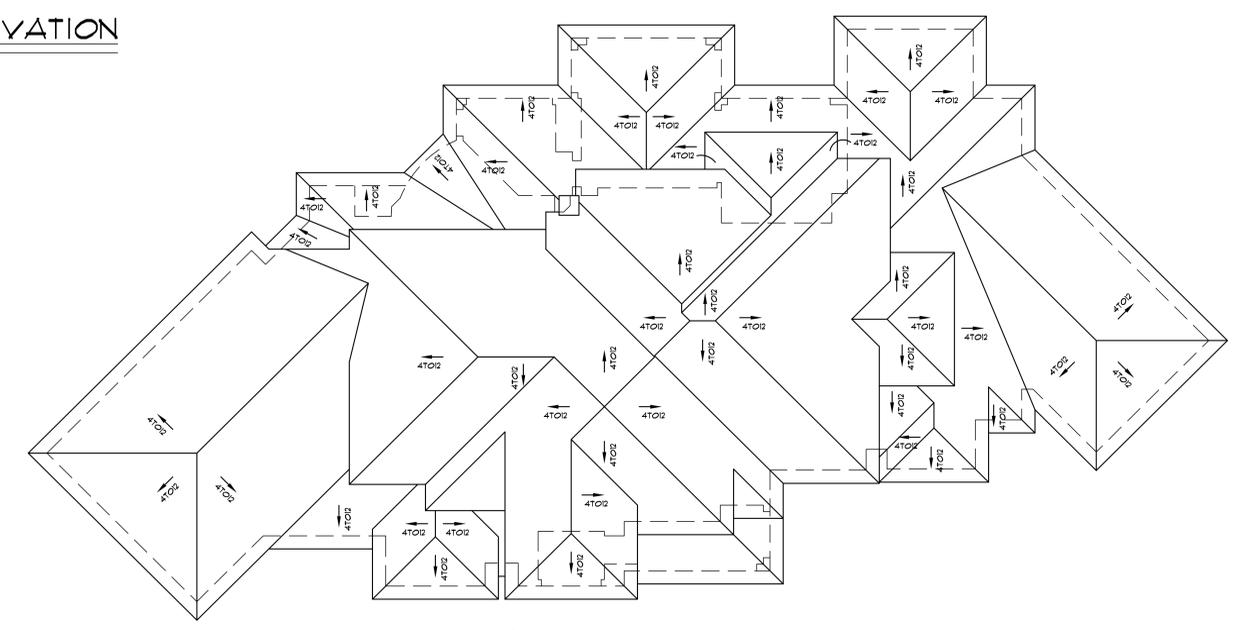
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

REVISIONS	BY



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



ROOF PLAN

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

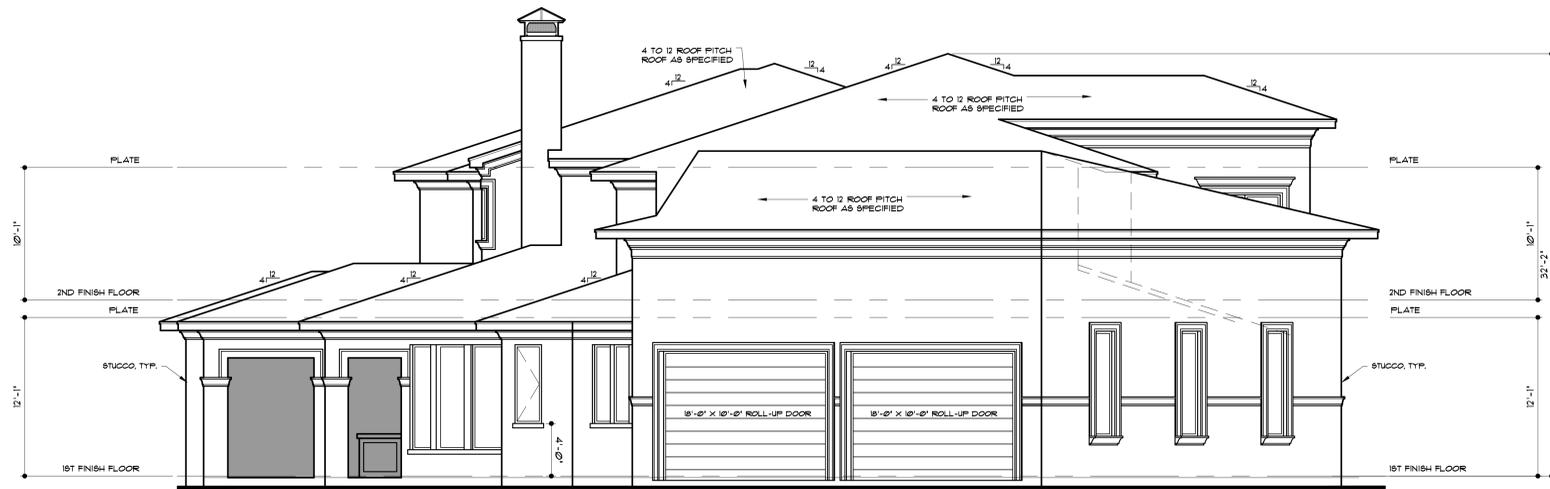
PLAN NO. 7721

BEST RESIDENCE
 54 SHADY DALE LN. ROCKWALL, TX. 75032
 LOT #1, BLK "A" BEST ESTATE ADDITION

RICK SHIPLEY
 CUSTOM HOMES
 DESIGN - BUILD - DEVELOP
 Since 1982 - www.rickshipleycustom.com - Dallas Best Builder

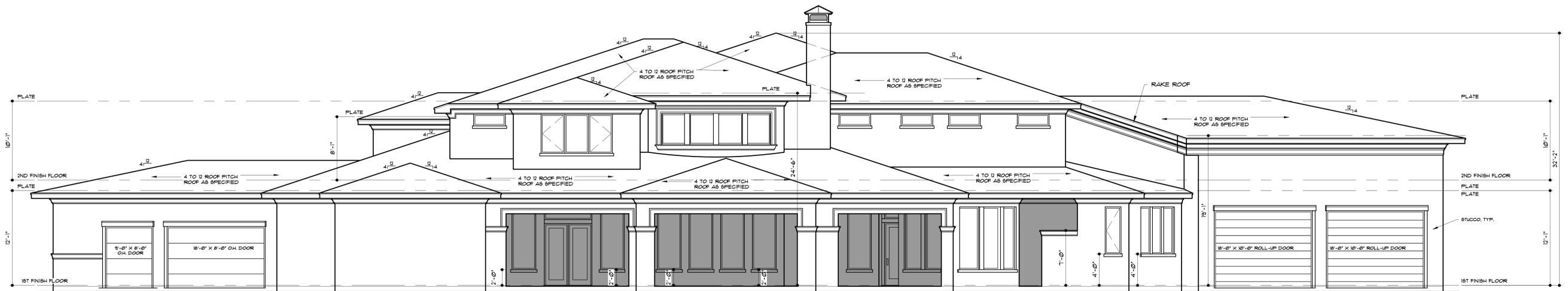
Date: 2-26-20
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 Draun: SEK
 Job:
 Sheet: **3**
 Of 6 Sheets

REVISIONS	BY



LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



REAR ELEVATION

SCALE: 3/16" = 1'-0"

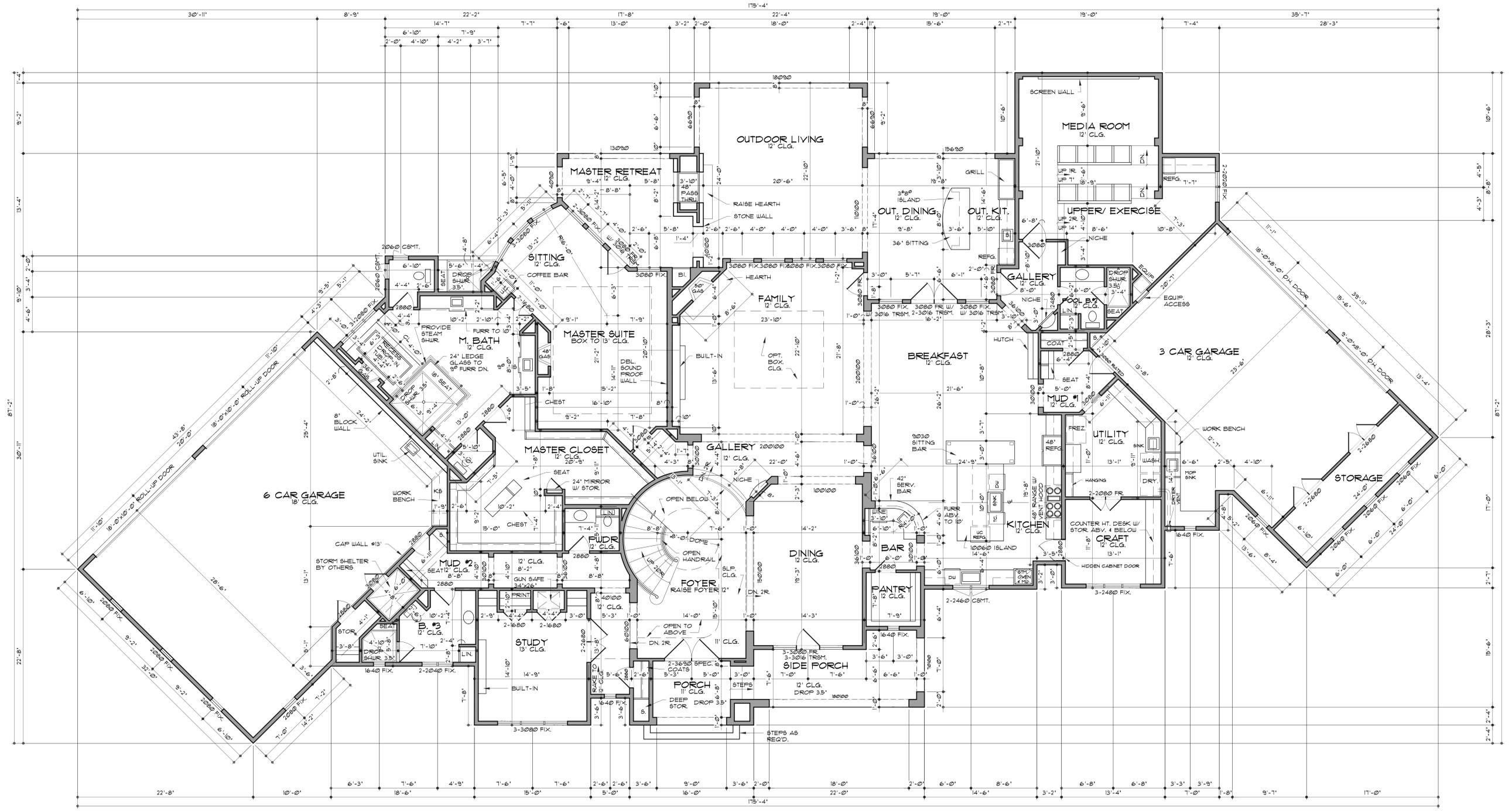
PLAN NO. 7721

BEST RESIDENCE
 54 SHADY DALE LN, ROCKWALL, TX, 75032
 LOT #1, BLK "A" BEST ESTATE ADDITION

RICK SHIPLEY
 CUSTOM HOMES
 DESIGN - BUILD - DEVELOP
 Since 1982 - www.rickshipleycustom.com - Dallas Best Builder

Date: 2-26-20
 Scale:
 Draun: SEK
 Job:
 Sheet: **4**
 Of 6 Sheets

REVISIONS	BY



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTE:

- ALL PLUMBING WALLS TO BE 2X6.
- ALL EXTERIOR WALLS WITH FLUTE HEIGHT HIGHER THAN 12'-0" AFF. TO BE 2X6.
- TANKLESS WATER HEATERS
- DROP ALL SHOWER FLOORS 3/4"
- FOAM ENCAPSULATION PROJECT

AREAS	
FIRST FLOOR	5,242 SF
SECOND FLOOR	2,419 SF
TOTAL A/C	7,121 SF
GARAGE + STOR. (3 CAR)	1,042 SF
GARAGE + STOR. (6 CAR)	1,366 SF
PORCH + SIDE PORCH	311 SF
OUTDOOR LIVING TOTAL	1,068 SF
EQUIP/ CEDAR CLOSETS	508 SF
OUTDOOR SHOWER	29 SF

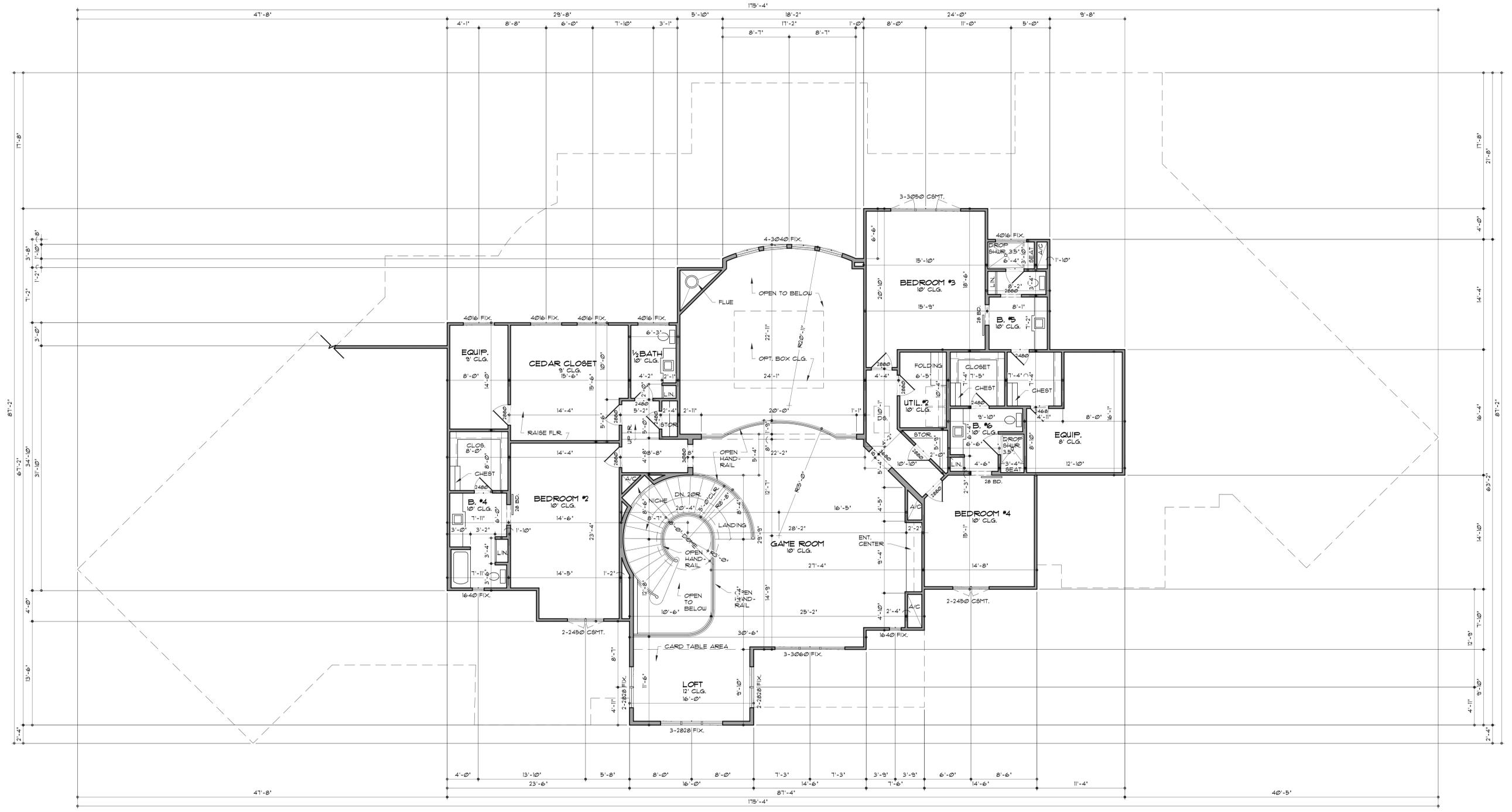
PLAN NO. 7721

BEST RESIDENCE
54 SHADY DALE LN, ROCKWALL, TX, 75032
LOT #1, BLK "A" BEST ESTATE ADDITION

RICK SHIPLEY
CUSTOM HOMES
DESIGN - BUILD - DEVELOP
Since 1985 - www.rickshipleycustom.com - Dallas Area Builder

Date	2-26-20
Scale	
Drawn	SEK
Job	
Sheet	1
Of	6 Sheets

REVISIONS	BY



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

NOTE:

- ALL PLUMBING WALLS TO BE 2X6.
- ALL EXTERIOR WALLS WITH FLUTE HEIGHT HIGHER THAN 12'-0" A.F.F. TO BE 2X6.
- TANKLESS WATER HEATERS
- DROP ALL SHOWER FLOORS 3/4"
- FOAM ENCAPSULATION PROJECT

PLAN NO. 7721

BEST RESIDENCE
54 SHADY DALE LN, ROCKWALL, TX, 75032
LOT #1, BLK "A" BEST ESTATE ADDITION

RICK SHIPLEY
CUSTOM HOMES
DESIGN - BUILD - DEVELOP
Since 1985 - www.rickshipleycustomhomes.com

Date: 2-26-20
Scale:
Drawn: SEK
Job:
Sheet:
Of 6 Sheets

2

Adjacent Housing Attributes

Address	Year Built	House SF	Accessory Building SF	Exterior Materials
1 Shadydale Lane	1985	3,185	2,640	Brick and Wood Siding
3185 S. Ridge Road	1978	3,021	1,275	Stucco
3187 S. Ridge Road	1979	5,740	1,080	Brick
3201 S. Ridge Road	1978	2,547	768	Brick
Averages:	1980	3,623		



1 Shadydale Lane



3185 S. Ridge Road



3187 S. Ridge Road



3102 S. Ridge Road

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 2.60-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BEST ESTATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from James Best for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 2.60-acre parcel of land being described as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development

Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF AUGUST, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

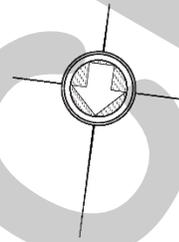
Exhibit 'A'
Location Map

Address: 54 Shadydale Lane

Legal Description: Lot 1, Block A, Best Estate Addition



**Exhibit 'B':
Residential Plot Plan**



PLOT PLAN
 SCALE: 1" = 20'-0"
 LOT #1, BLK. 'A'
 BEST ESTATE ADDITION
 ROCKWALL, TEXAS
 PLAN NO. TT21

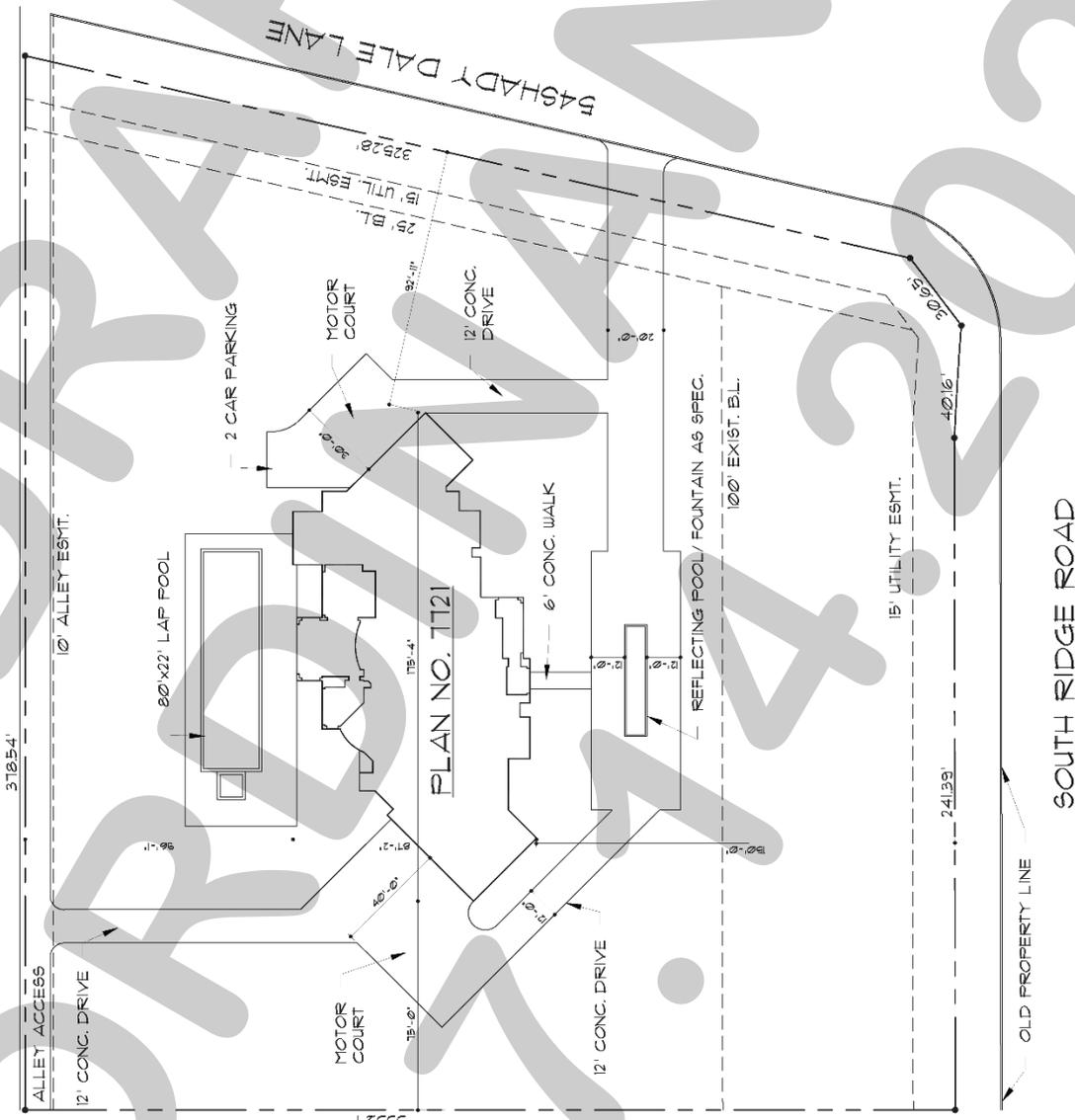
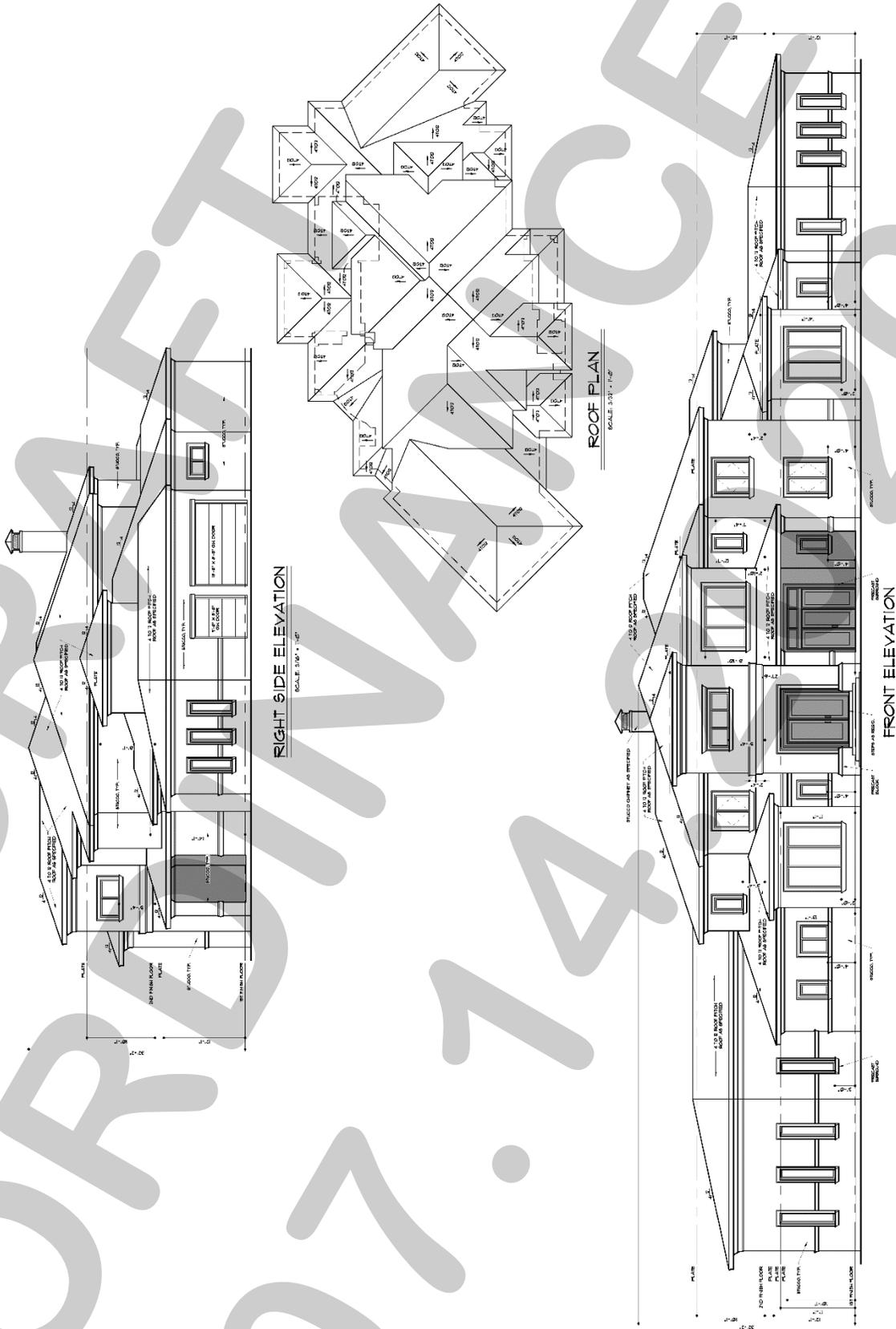
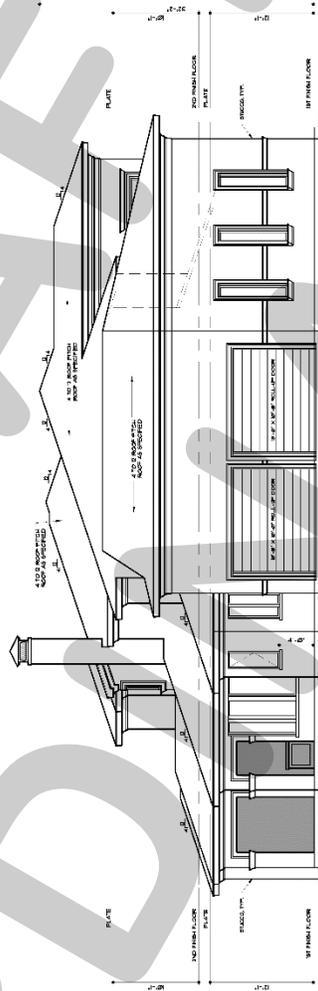


Exhibit 'C':
Building Elevations



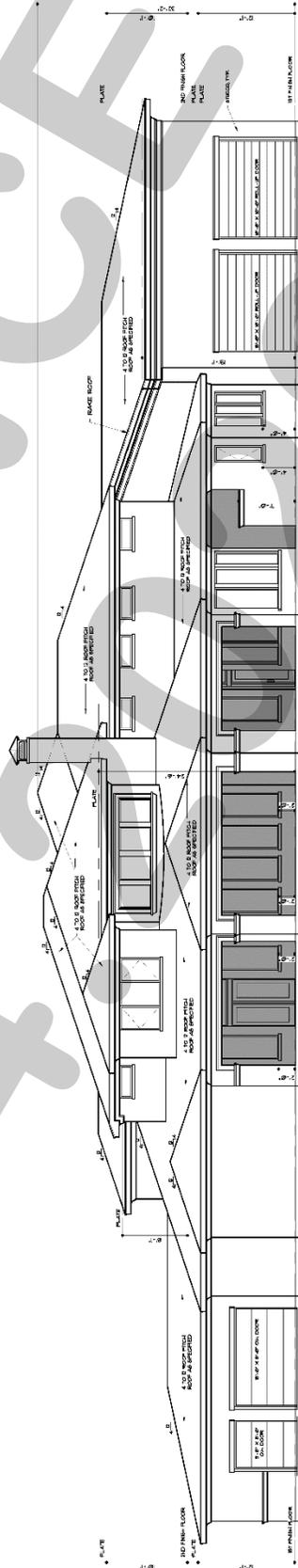
PLAN NO. TT21

Exhibit 'C':
Building Elevations



LEFT SIDE ELEVATION

SCALE: 3/8" = 1'-0"



REAR ELEVATION

SCALE: 3/8" = 1'-0"

PLAN NO. T121



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July 14, 2020
APPLICANT: Chris Cuny, PE; *Teague, Nall & Perkins*
CASE NUMBER: Z2020-024; *Amendment to PD-78 [Discovery Lakes]*

SUMMARY

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Zoning Amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochellee Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29* [*Case No. Z2005-021*] changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24* [*Case No. Z2015-016*] from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. Planned Development District 78 (PD-78) currently allows ~9.00-acres of non-residential land uses, an 11.00-acre public park, ~30.90-acres of open space, ~65.2-acres of floodplain, and ~203.22-acres of residential land area. In the residential land area, the Planned Development District permits 507 single-family residential lots broken up into three (3) lot types (*i.e. 121, 80' x 120' Lots; 127, 70' x 110' Lots; and 259, 60' x 110' Lots*). The property remains zoned Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] and is currently vacant.

PURPOSE

The applicant -- *Chris Cuny, PE* -- is requesting to amend Planned Development District 78 (PD-78) for the purpose of changing the concept plan and development standards contained within the *Ordinance No. 15-24*. This includes changing *Type 'A' Lots* from a minimum of 9,600 SF to 32,670 SF, and reducing the overall lot count from 507 to 428.

ADJACENT LAND USES AND ACCESS

The subject property is located at northeast corner of SH-276 and Rochelle Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this are three (3) tracts of vacant land (*i.e. Tracts 3, 3-2, & 4 of the G. W. Redlin Survey, Abstract No. 184*) situated within the City of Fate's corporate limits.

South: Directly south of the subject property is SH-276, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is a 197.761-acre tract of vacant land (*i.e. Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182*) zoned Planned Development District 66 (PD-66) for

Neighborhood Services (NS) District, Single-Family 8.4 (SF-8.4) District, and Single-Family 16 (SF-16) District land uses.

East: Directly east of the subject property are the corporate limits of the City of Rockwall. Also, east of the subject property is an 85.479-acre tract of vacant land (i.e. *Tract 1 of the R. K. Brisco Survey, Abstract No. 16*) zoned Light Industrial (LI) District. Beyond this is a 212.25-acre tract of vacant land (i.e. *Tract 11 of the S. Kelly Survey, Abstract No. 132*) zoned Agricultural (AG) District.

West: Directly west of the subject property is Rochelle Road, which is designated as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is a 60.30-acre tract of vacant land (i.e. *Tract 5 of the J. H. B. Jones Survey, Abstract No. 125*) and an 84.288-acre tract of vacant land (i.e. *Tract 6 of the J. H. B. Jones Survey, Abstract No. 125*). Both of these properties are zoned Light Industrial (LI) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a revised concept plan and development standards for the proposed residential areas in the Planned Development District (*no changes were proposed for the non-residential areas*). Based on these revisions the proposed subdivision will consist of 428 single-family residential lots that will be broken down into 45 *Type 'A' Lots (80' x 200')*, 177 *Type 'B' Lots (70' x 110')*, and 206 *Type 'C' Lots (60' x 110')*. This represents a decrease in the total number of lots by 79 lots (i.e. *a decrease of the Type 'A' Lots by 76 and Type 'C' Lots by 53, and an increase in the Type 'B' Lots by 50*). A summary of the proposed lot composition is as follows:

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>A</i>	<i>80' x 200'</i>	<i>32,670 SF</i>	<i>45</i>	<i>10.51%</i>
<i>B</i>	<i>70' x 110'</i>	<i>7,700 SF</i>	<i>177</i>	<i>41.36%</i>
<i>C</i>	<i>60' x 110'</i>	<i>6,600 SF</i>	<i>206</i>	<i>48.13%</i>
<i>Maximum Permitted Units:</i>		<i>428</i>	<i>100.00%</i>	

Staff should note that the applicant has changed the deviation section relating to lot composition. Specifically, increasing the maximum deviation in the number of *Type 'B' Lots* to 163 (*or 38% of the 428*), which represents an increase of the maximum deviation for *Type 'B' Lots* by 46 (i.e. *a minimum of 116 lots were permitted under the current ordinance*). The maximum deviation in the number of *Type 'C' Lots* changed from 278 to 235, or a reduction of 43 lots. Based on the incorporation of the larger lot type, staff increased the average lot size for the total development from 7,500 SF to 9,700 SF. This means that the sum total of all of the lots established for the subdivision cannot be below 9,700 SF. A summary of the possible deviations is as follows:

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Minimum Possible Lot Count</i>	<i>Maximum Possible Lot Count</i>
<i>A</i>	<i>80' x 200'</i>	<i>32,670 SF</i>	<i>40</i>	<i>70</i>
<i>B</i>	<i>70' x 110'</i>	<i>7,700 SF</i>	<i>162</i>	<i>177</i>
<i>C</i>	<i>60' x 110'</i>	<i>6,600 SF</i>	<i>206</i>	<i>235</i>

With this being said the maximum number of lots permitted within the development is 428. The proposed changes to the lot composition for the Planned Development District represents a reduction in density from 1.65 dwelling units per acre to 1.40 dwelling units per acre, or a reduction of 0.25 dwelling units per acre.

Based on the new concept plan the applicant has removed the proposed 11.00-acre public park. Staff should note, that while the previous plan did show an 11.00-acre public park, the location of the park was below the damn of an SCS pond and had not been an approved location by the Parks and Recreation Board or the City Council. In addition, the new concept plan shows a reduction in the trail system of 1.2-linear miles or a change from 3.8-linear miles to 2.6-linear miles. The applicant has stated that the reduction in trails results from a desire to remove trail systems running at the rear of the residential lots.

The new concept plan shows the proposed amenity center in the same location as the existing concept plan; however, the applicant has put a provision into the revised Planned Development District stating that the amenities center does not need to be constructed until the 201st residential lot is platted. In response to this, staff has recommended to the applicant that in conjunction with this stipulation that the applicant also be required to construct the amenities center if additional *Type 'A' Lots* are proposed over the 45 depicted on the concept plan. Staff has placed this into the attached draft ordinance. The floodplain areas generally remain consistent from the current concept plan to the proposed concept plan. Staff should note that the open space outside of the floodplain areas on the new concept plan is not labeled, but does appear to be significantly less than the 30.90-acres of open space provided on the current concept plan.

Based on the current and proposed Planned Development District ordinances the residential areas are subject to the land uses and development standards stipulated for the Single-Family 10 (SF-10) District; however, the following development standards are specifically outline in the new Planned Development District:

<i>Lot Type (see Concept Plan) ►</i>	A	B	C
<i>Minimum Lot Width</i> ^{(1) & (5) & (7)}	80'	70'	60'
<i>Minimum Lot Depth</i>	200'	110'	110'
<i>Minimum Lot Area</i>	32,670 SF	7,700 SF	6,600 SF
<i>Minimum Front Yard Setback</i> ^{(2), (6), & (8)}	25'	20'	20'
<i>Minimum Side Yard Setback</i>	10'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ⁽²⁾	20'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	25'	20'	20'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,200 SF	2,250 SF	2,000 SF
<i>Garage Orientation</i> ⁽⁸⁾	<i>J-Swing or Flat Front</i>	<i>J-Swing or Flat Front</i>	<i>J-Swing or Flat Front</i>
<i>Maximum Number of Front Entry Garages Permitted</i>	17	58	137
<i>Maximum Lot Coverage</i>	65%	65%	65%

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- ⁴: As measured from the rear yard property line.
- ⁵: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
- ⁶: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].
- ⁷: All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
- ⁸: The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

Staff should note that the *Maximum Number of Front Entry Garages Permitted* as listed above was adjusted to keep with the same percentages as the original Planned Development District ordinance (*i.e. 33% flat front entry permitted for the Type 'B' Lots and 66% permitted for the Type 'C' Lots*). This represents a reduction of 36 *Type 'C' Lots* and an increase of 16 *Type 'B' Lots*.

INFRASTRUCTURE

Based on the concept plan submitted by the applicant, this development will be responsible for the following infrastructure:

- (1) Roadways. The applicant shall dedicate 42½-feet of right-of-way from the centerline of Rochelle Road and construct half of the require roadway cross section for an M4D (*including sidewalks, left turn lanes, and traffic appurtenances*). In addition, the applicant shall be required to dedicate 65-feet of right-of-way and construct a 45-foot back-to-back roadway per the M4U standards from Rochellee Road to *Tract 1 of the R. K. Brisco Survey, Abstract No. 16*, and dedicate half the right-of-

way and construct half of the roadway from *Tract 1 of the R. K. Brisco Survey, Abstract No. 16* to *Tract 11 of the S. Kelly Survey, Abstract No. 132*.

- (2) Water. The applicant shall be required to construct a 16-inch waterline along the frontage of SH-276, a 12-inch waterline along the frontage of Rochellee Road, and a 12-inch water line along the frontage of Discovery Boulevard. These waterlines shall be placed in a minimum 20-foot utility easement.
- (3) Wastewater. The applicant shall install the required 10-inch and 18-inch minimum wastewater lines per the City's Master Wastewater Plan contained in the OURHometown Vision 2040 Comprehensive Plan. In addition, the applicant will be required to install a lift station and force main sized for ultimate capacity for the Brushy Creek lift station. The lift station improvements shall include -- *but not be limited to* -- wet well, valve vault, generator, electrical (*including SCADA*), and all appurtenances.

CONFORMANCE TO THE CITY'S CODES

When the City Council approved *Ordinance No. 15-24*, two (2) waivers were granted: [1] a waiver to the alleyway requirements, and [2] a waiver to allow 40% flat front entry garages on the *Type 'A' Lots*, 33% flat front entry garages on the *Type 'B' Lots*, and 67% flat front entry on the *Type 'C' Lots*. Since the proposed changes remain consistent with these approvals these items do not require the City Council to consider waivers; however, the applicant is proposing to allow variable roof pitches on the *Type 'A' Lots*, which do not conform to 8:12 roof pitch for primary structures and 4:12 roof pitch for porches called out in the current Planned Development District ordinance and required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC). As a compensatory measure the applicant has agreed to increase the masonry percentage from 80% to 90%.

With regard to the applicant's request for temporary *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will not inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (*e.g. Planned Development District 76 [PD-76]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [1] the OSSF systems are designed by a licensed OSSF professional (*i.e. licensed engineer, sanitarian, etc.*), [2] a stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of building permit on a *lot-by-lot* basis, and [3] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots that range in size from 0.75-acres to 1.14-acres (*with the majority of the lots being less than one [1] acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [1] ensure that the required sewer infrastructure will be provided with each phase regardless if OSSF are proposed, [2] ensure that the homes are constructed with a secondary connection that will allow them to be disconnected from the OSSF and connected to the future sewer system, and [3] provide for a disclosure in the closing paper work of each lot stating that the property owner will be responsible for connecting to the sanitary sewer system and paying impact fees at the sole cost of the homeowner. The applicant has stated that the need for the temporary OSSF's is to allow the property owner to start monetizing the property while waiting for the North Texas Municipal District's feasibility study concerning taking the wastewater to the Sabine Creek Wastewater Treatment Plant.

Staff is obligated to note that if the sanitary sewer system connecting the development to Sabine Creek Wastewater Treatment Plant is constructed, it will be a force main and will not open up additional capacity for properties in the City's corporate boundaries east of the subject property. With all of this being said, the approval and incorporation of these waivers into the proposed Planned Development District ordinance is a discretionary decision for the City Council.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Since the applicant is not proposing to change the acreage of the residential to non-residential land use mix contained in the Planned Development District, the zoning change does not have an effect on the residential to non-residential land use ratio

contained in the OURHometown Vision 2040 Comprehensive Plan. The proposed zoning change does, however, change the plans conformance with the policies and guidelines contained in the Comprehensive Plan. As a note, the original plan was adopted prior to the current Comprehensive Plan, and several of the residential policies and guidelines have changed from this plan. Based on the applicant's submittal, staff made the following recommendations to the applicant concerning the policies of the Comprehensive Plan:

- (1) Goal 1, Policy #1; CH. 08, Residential, Subsection 02.02: All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

Staff Recommendation to Applicant: To address this staff recommended that the applicant change the fence and anti-monotony requirements in the Planned Development District to meet the current fence and anti-monotony requirements in the Unified Development Code (UDC), which were changed last year. The applicant has incorporated this into the Planned Development District.

- (2) Goal 1, Policy #2; CH. 08, Residential, Subsection 02.03: To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Recommendation to Applicant: Since the changes to the concept plan reduce the single-loaded lots and lots fronting on to open spaces/greenspaces staff recommended that the applicant take the one (1) acre lots that have a side yard facing onto the boulevard and reorient them to front onto the boulevard. At the work session the applicant indicated to the Planning and Zoning Commission that he would comply with this requirement; however, the resubmitted concept plan does not change the orientation of these lots.

- (3) Goal 3, Policy #3; CH. 08, Residential, Subsection 02.03: In cases where flat front entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Recommendation to Applicant: Since the original Planned Development District allowed above 20% flat front entry garages, staff has recommended to the applicant that the front yard building setback for these lots should be increased to 25-Feet. The applicant has incorporated this into the Planned Development District.

Taking all of these revisions into account, the concept plan continues to maintain general conformance to the residential policies and guidelines contained in the OURHometown Vision 2040 Comprehensive Plan; however, the approval of the applicant's request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 2, 2020, staff mailed 13 notices to property owners and occupants within 500-feet of Planned Development District 78 (PD-78). Staff also sent a notice to the Timber Creek Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 78 (PD-78), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance; and,

- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹ (\$4,940.00)
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address	Highway 276		
Subdivision	Discovery Lakes PD-78	Lot	Block
General Location	315 acres at the northeast corner of Hwy 276 and Rojhell Road		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Discovery Lakes PD-78	Current Use	Ag		
Proposed Zoning	PD	Proposed Use	Residential		
Acreage	316.315 Acres	Lots [Current]	507	Lots [Proposed]	428

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague Nall & Perkins
Contact Person	Nick DiGiuseppe	Contact Person	Chris Cuny, P.E.
Address	15400 Knoll Trail Ste 230	Address	2 Horizon Court Ste 500
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Heath, Texas 87032
Phone	214-803-3783	Phone	972-965-1541
E-Mail	southbrookinvestments@outlook.com	E-Mail	ccuny@tnpinc.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

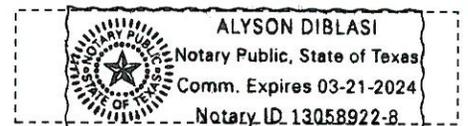
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$4,940.00 to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of June, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18th day of June, 2020.

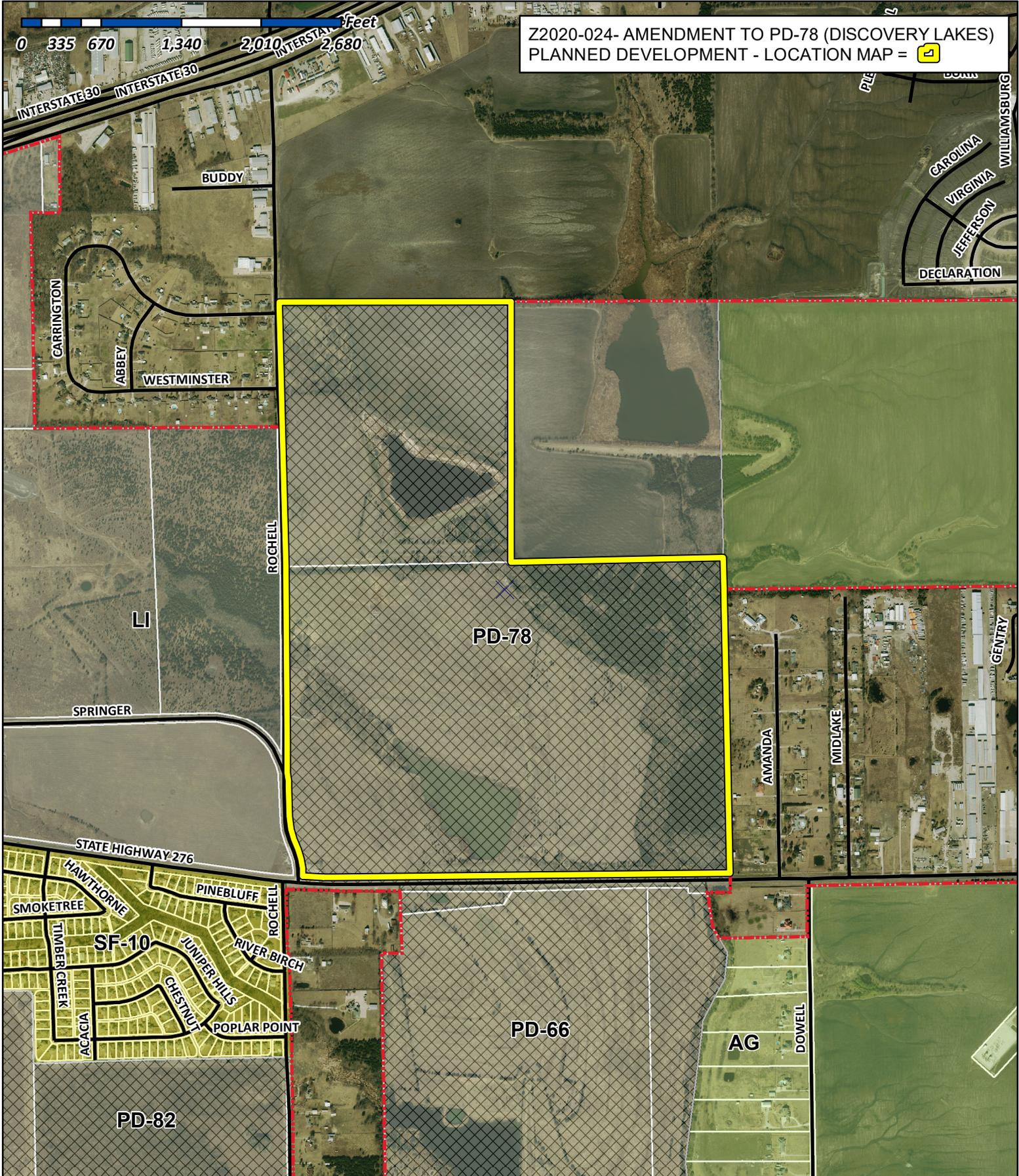
Owner's Signature

Notary Public in and for the State of Texas

Nick DiGiuseppe
Alyson Diblasi



My Commission Expires 03-21-2024



Z2020-024- AMENDMENT TO PD-78 (DISCOVERY LAKES)
 PLANNED DEVELOPMENT - LOCATION MAP = [icon]



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



From: [Henry Lee](#)
Cc: [Gonzales, David](#); [Miller, Ryan](#)
Subject: Homeowners Association/Neighborhood Notification Program
Date: Wednesday, July 1, 2020 4:39:47 PM
Attachments: [HOA Map \(06.19.2020\).pdf](#)
[Public Notice \(06.19.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [June 26, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 14, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 20, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-024 Zoning Amendment to Planned Development 78

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Zoning Amendment to Planned Development District 78 (PD-78) [Ordinance No. 15-24] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

Thank you,

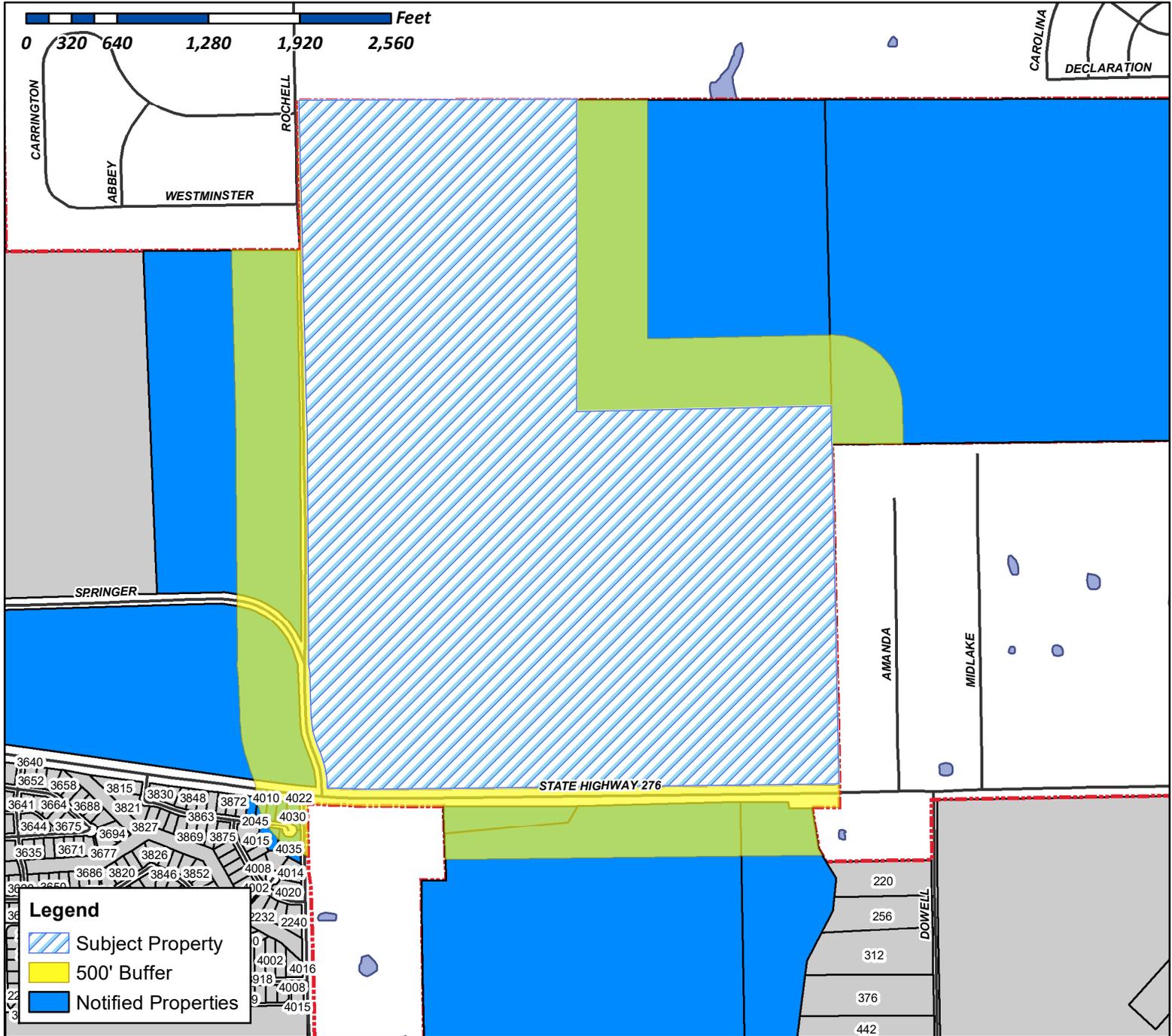
Henry Lee



City of Rockwall

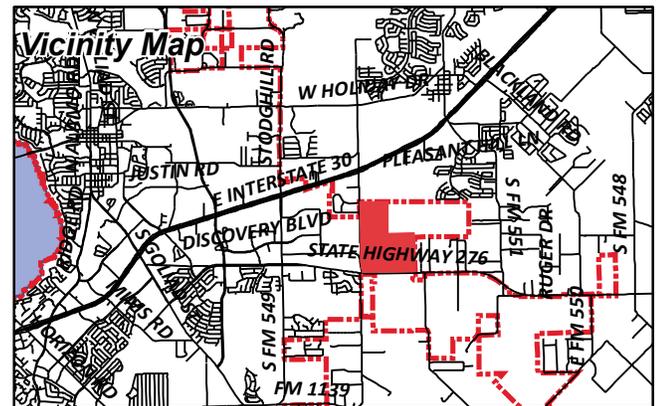
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-024
Case Name: Amendment to PD-78
Case Type: Zoning
Zoning: PD-78
Case Address: NEC of Rochelle Road & SH-276

Date Created: 6/19/2020
For Questions on this Case Call (972) 771-7745



PACIFIC PHOENIX TRUST OF 2013
WALTER E & LINDA H MOELLER TRUSTEES
1355 CORDE LOMA
WALNUT CREEK, CA 94598

DISCOVERY LAKES LLC
15400 KNOLL TR SUITE 230
DALLAS, TX 75248

SOUTH ROCKWALL HOLDINGS LP
C/O AD VALROEM TAX DEPT
2101 CEDAR SPRINGS RD SUITE 600
DALLAS, TX 75201

ROCKWALL FUND I LLC
212 S PALM AVE FL 2
ALHAMBRA, CA 91801

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
2610 OBSERVATION TRAIL SUITE 104
ROCKWALL, TX 75032

GRAHAM MORTGAGE CORPORATION
3838 OAK LAWN AVENUE SUITE 1250
DALLAS, TX 75219

CURRENT RESIDENT
3884 PINEBLUFF
ROCKWALL, TX 75032

BARSOUM LINDSEY NICOLE
4010 PINEBLUFF LN
ROCKWALL, TX 75032

NWIGWE CHARLES & VANIECY
4015 PINEBLUFF LN
ROCKWALL, TX 75032

FIELDS RUTH A
4016 PINEBLUFF LN
ROCKWALL, TX 75032

HENDERSON ERIC
4030 PINEBLUFF LN
ROCKWALL, TX 75032

CHANDLER CRISTINA O
4035 PINEBLUFF LN
ROCKWALL, TX 75032

SRP SUB LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-024: Amendment to Planned Development District 78 (PD-78)

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Zoning Amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 20, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-024: Amendment to Planned Development District 78 (PD-78)

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CITY OF ROCKWALL

ORDINANCE NO. 15-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY 10 (SF-10) AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' & EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the Stacy McVey of Double Eagle Properties, LLC on behalf of the owner 308 ON 276, LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) and General Retail (GR) District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas and more fully described in Exhibit 'A' & Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 2. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'C', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in Exhibit 'D' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'D', which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by the *Parks and Recreation Board*.

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Development Plan (*Required for Retail Areas Only*)
 - (4) PD Site Plan
 - (5) Preliminary Plat
 - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

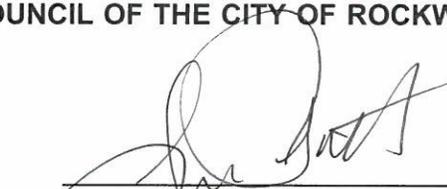
Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 17TH DAY OF AUGUST, 2015.**



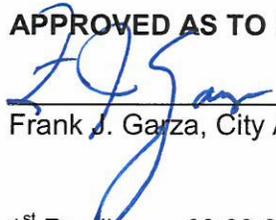
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: 08-03-2015

2nd Reading: 08-17-2015

Exhibit 'A':
Legal Description

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

THENCE North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ("cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-fee t, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet (1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain coiled 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

THENCE South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-fee t (2,166.70-feet - deed call) to a 1/ 2 inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

THENCE North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8 inch iron rod set with "cap " marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212. 25 acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

THENCE South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

THENCE South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580 . 60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

THENCE South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

THENCE North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway Purposes tract;

Exhibit 'A':
Legal Description

THENCE South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

THENCE South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757. 25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

THENCE South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

THENCE South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

THENCE Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533. 69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve;

THENCE North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left , with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

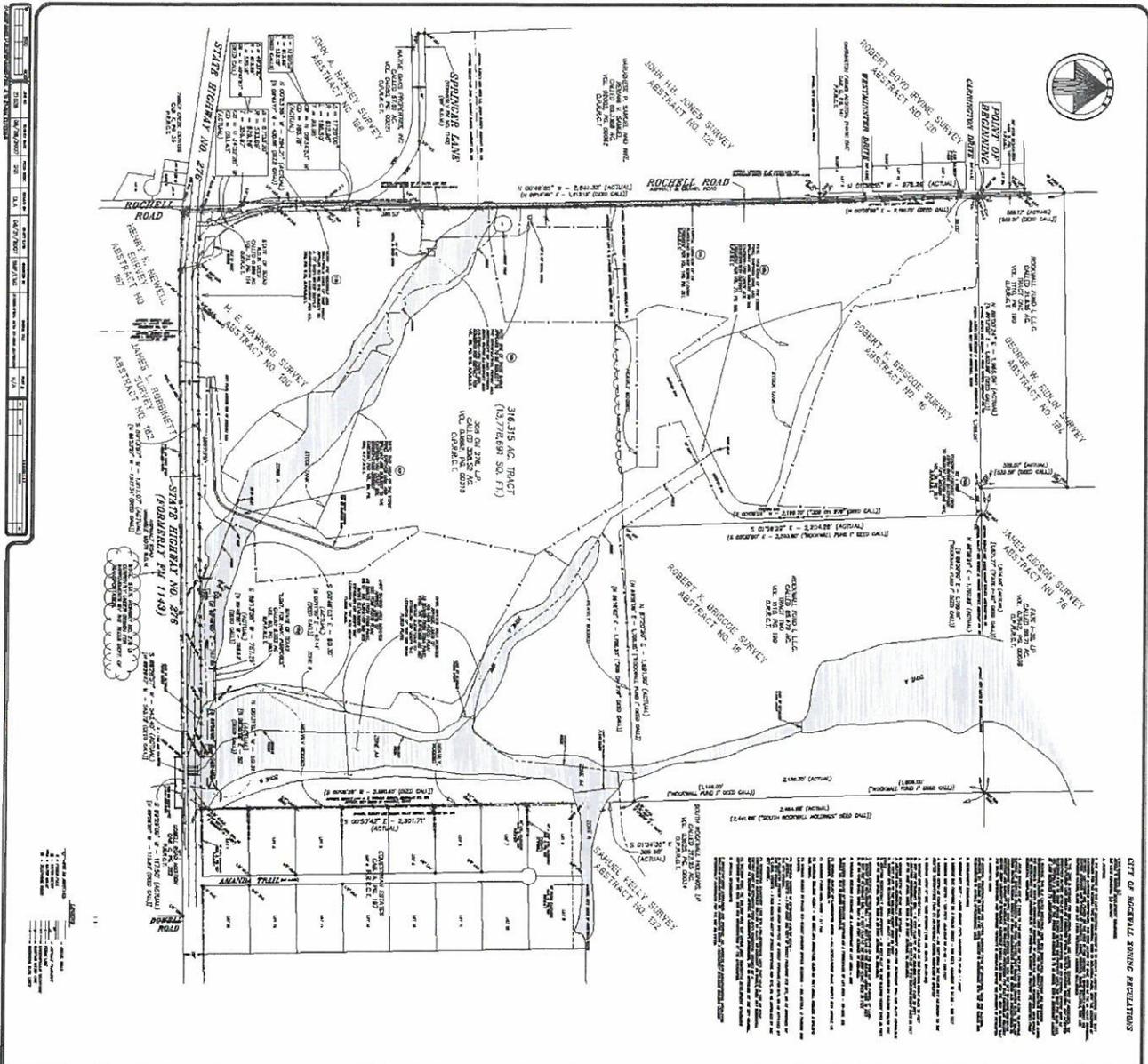
THENCE Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

THENCE North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a ½-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a ½-inch iron rod found marking the northeast corner of said Samuel tract;

THENCE North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

CONTAINING within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

Exhibit 'B':
Survey



LEGAL DESCRIPTION

ALL/QUARTER LAND TITLES SURVEY
316.315 AC. TRACT
M. E. HARRIS SURVEY, ABSTRACT NO. 190
ROBERT E. BRECKE SURVEY, ABSTRACT NO. 16
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THE WALLACE GROUP, INC.
11111 WALLACE DRIVE
DALLAS, TEXAS 75243
TEL: 972-341-1200

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my office.

WITNESSED my hand and seal of office this 15th day of August, 2015.

DAVID L. WALLACE
Surveyor

LEGAL DESCRIPTION

ALL/QUARTER LAND TITLES SURVEY
316.315 AC. TRACT
M. E. HARRIS SURVEY, ABSTRACT NO. 190
ROBERT E. BRECKE SURVEY, ABSTRACT NO. 16
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WITNESSED my hand and seal of office this 15th day of August, 2015.

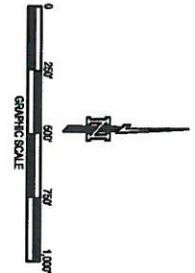
DAVID L. WALLACE
Surveyor

Exhibit 'C':
Concept Plan



OPEN SPACE CALCULATION		
OPEN AREA / PARK AREA	1/2 FEMA FLOOD PLAIN AREA	
41.9 ACRES	54.7 ACRES	96.6 ACRES
OPEN SPACE RATIO =	96.6 / 307.0	31.5%

RESIDENTIAL PROJECT AREA = 307.0 ACRES
LOT DENSITY: .507 / .307.0 = 1.65 Lots per Acre



LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- COMMERCIAL ± 9.0 AC.
- OPEN AREA ± 30.9 AC
- PARK ± 11.0 AC
- OPEN AREA/FLOODPLAIN TO BE DEDICATED TO THE PUBLIC ± 44.2 AC
- COMMUNITY CENTER ± 1.2 ACRES
- REMAINING FEMA FLOODPLAIN ± 85.2 AC
- WALKING TRAIL ± 3.8 MILES

GENERAL LOT INFORMATION

- TYPE A - 121 LOTS - 80'x120' (MIN) - 9,600 SF
- TYPE B - 127 LOTS - 70'x110' (MIN) - 7,700 SF
- TYPE C - 259 LOTS - 80'x110' (MIN) - 6,800 SF
- 15' LANDSCAPE BUFFER ALONG DISCOVERY BOULEVARD
- 20' LANDSCAPE BUFFER ALONG ROCHELL ROAD
- 25' LANDSCAPE BUFFER ALONG HIGHWAY 276

507 LOTS

"THIS SITE PLAN SHOULD BE CONSIDERED PRELIMINARY AND CONCEPTUAL AND IS NOT BASED ON FINAL DATA OR TO BE CONSIDERED AS A COMPLETE DUE DILIGENCE INVESTIGATION FROM THE GOVERNING JURISDICTION. LOT POSITION MAY VARY AS PLAN IS REFINED. PLAN WILL NOT EXCEED 507 LOTS. IT SHOULD NOT BE USED FOR LEASE AGREEMENTS, PERMIT APPROVAL OR ANY OTHER BINDING AGREEMENTS."

Exhibit 'D':
PD Development Standards

A. PURPOSE

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~3.8-miles of hiking/jogging/biking trails. The master plan calls for 507 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and Discovery Boulevard. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street.

The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31.

The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

B. GENERAL REQUIREMENTS

Development Standards.

1. *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

- (i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) ¹
- Restaurant (*with Drive-Through or Drive-In*) ²
- Retail Store (*with more than two [2] Gasoline Dispensers*)

Notes:

¹: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

²: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

Exhibit 'D':
PD Development Standards

(ii) The following uses shall be prohibited on the *Subject Property*:

- Convent or Monastery
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary of Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Gun Club, Skeet or Target Range (*Indoor*)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply /Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service
- Mining and Extraction (Sand, Gravel, Oil and/or Other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

2. *Non-Residential Development.* The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (*e.g. screening walls*) and incorporating landscape buffers/elements (*e.g. greenspace, parkways, and etcetera*) and urban design elements (*e.g. pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

(a) *Retail Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

(b) *Retail Landscape Buffers.* All landscape and plantings located within the buffers shall be maintained by the property owner.

(1) *Landscape Buffer (Residential Adjacency).* Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (*e.g. pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

(2) *Landscape Buffer and Sidewalks (SH-276).* A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover,

Exhibit 'D':
PD Development Standards

a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

- (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(c) *Sidewalks*.

- i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

3. *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 507 units.

Table 1: Lot Composition

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
A	80' x 120'	9,600 SF	121	23.87%
B	70' x 110'	7,700 SF	127	25.05%
C	60' x 110'	6,600 SF	259	51.08%
<i>Maximum Permitted Units:</i>			507	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 525 units; and,
- (2) The average lot size for the total development is not less than 7,500 SF (*i.e. total square footage of all lots/total number of lots*); and,
- (3) *Lot Type "A"* shall not be decrease below 115 lots; and,
- (4) *Lot Type "B"* shall not be decreased below 23% of the total 507 lots; and,
- (5) *Lot Type "C"* shall not be increased beyond 55% of the total 507 lots.

Exhibit 'D':
PD Development Standards

(b) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 1.70 dwelling units per gross acre of land; however, in no case should the proposed development exceed 507 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C
<i>Minimum Lot Width</i> ^{(1) & (5) & (7)}	80'	70'	60'
<i>Minimum Lot Depth</i>	120'	110'	110'
<i>Minimum Lot Area</i>	9,600 SF	7,700 SF	6,600 SF
<i>Minimum Front Yard Setback</i> ^{(2) & (6)}	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ⁽²⁾	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	15'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,800 SF	2,250 SF	2,000 SF
<i>Garage Orientation</i>	<i>J-Swing or Front</i>	<i>J-Swing or Front</i>	<i>J-Swing or Front</i>
<i>Maximum Number of Front Entry Garages Permitted</i>	48	42	173
<i>Maximum Lot Coverage</i>	65%	65%	65%

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
- ⁴: As measured from the rear yard property line.
- ⁵: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
- ⁶: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].
- ⁷: All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.

(c) *Building Standards.* All development shall adhere to the following building standards:

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented

Exhibit 'D':
PD Development Standards

toward the street; however, the front façade of the garage must be situated a minimum of 20-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing, Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

- (d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see the illustration on the following page).

Table 3 : Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	80' x 120'	(1), (2), (3)
B	70' x 110'	(1), (2), (3)
C	60' x 110'	(1), (2), (3)

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

See the Illustrations on the following page.

Exhibit 'D':
PD Development Standards

Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.

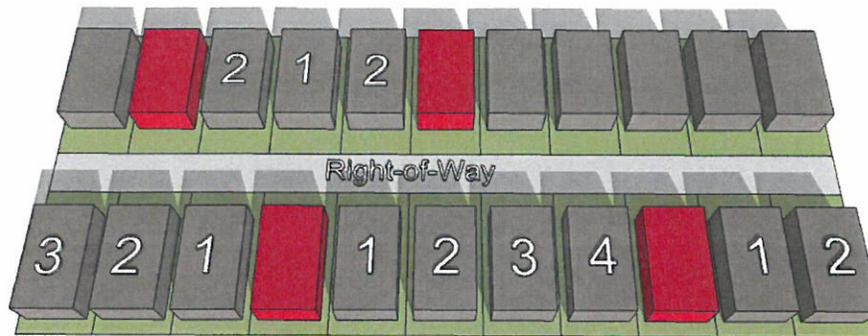
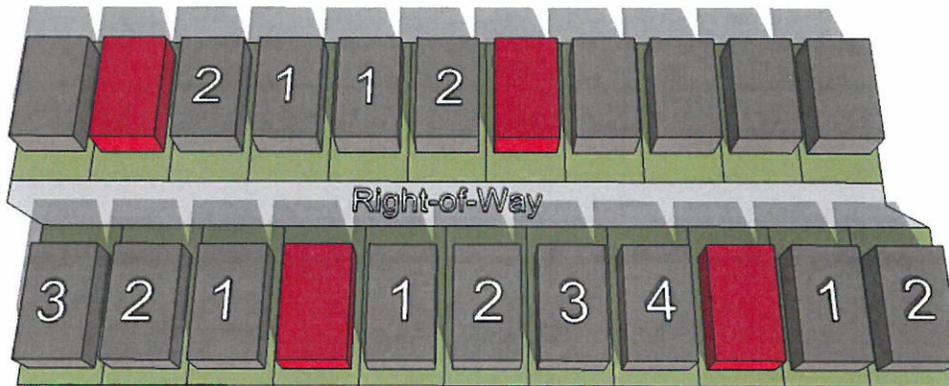


Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(e) *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

- (1) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of eight (8) feet in height.
- (2) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots.* Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

Exhibit 'D':
PD Development Standards

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (2) *Single Family Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

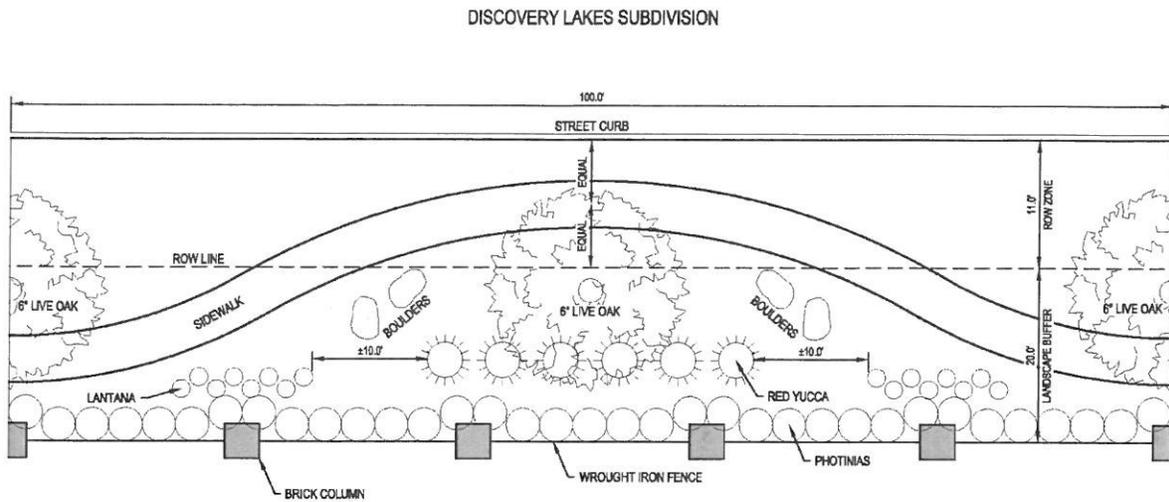
- i) *Interior Lots.* All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

- ii) *Corner Lots.* All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.
- (3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (a) *Landscape Buffer and Sidewalks (Discovery Boulevard).* A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.
 - (b) *Landscape Buffer (Rochell Road).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

Exhibit 'D':
PD Development Standards

Illustration 3: Landscape Buffer along Rochell Road.



ROCHELL ROW / LANDSCAPE BUFFER
EXHIBIT
FOR ILLUSTRATION PURPOSES ONLY

- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (h) *Sidewalks*.
 - i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.

Exhibit 'D':
PD Development Standards

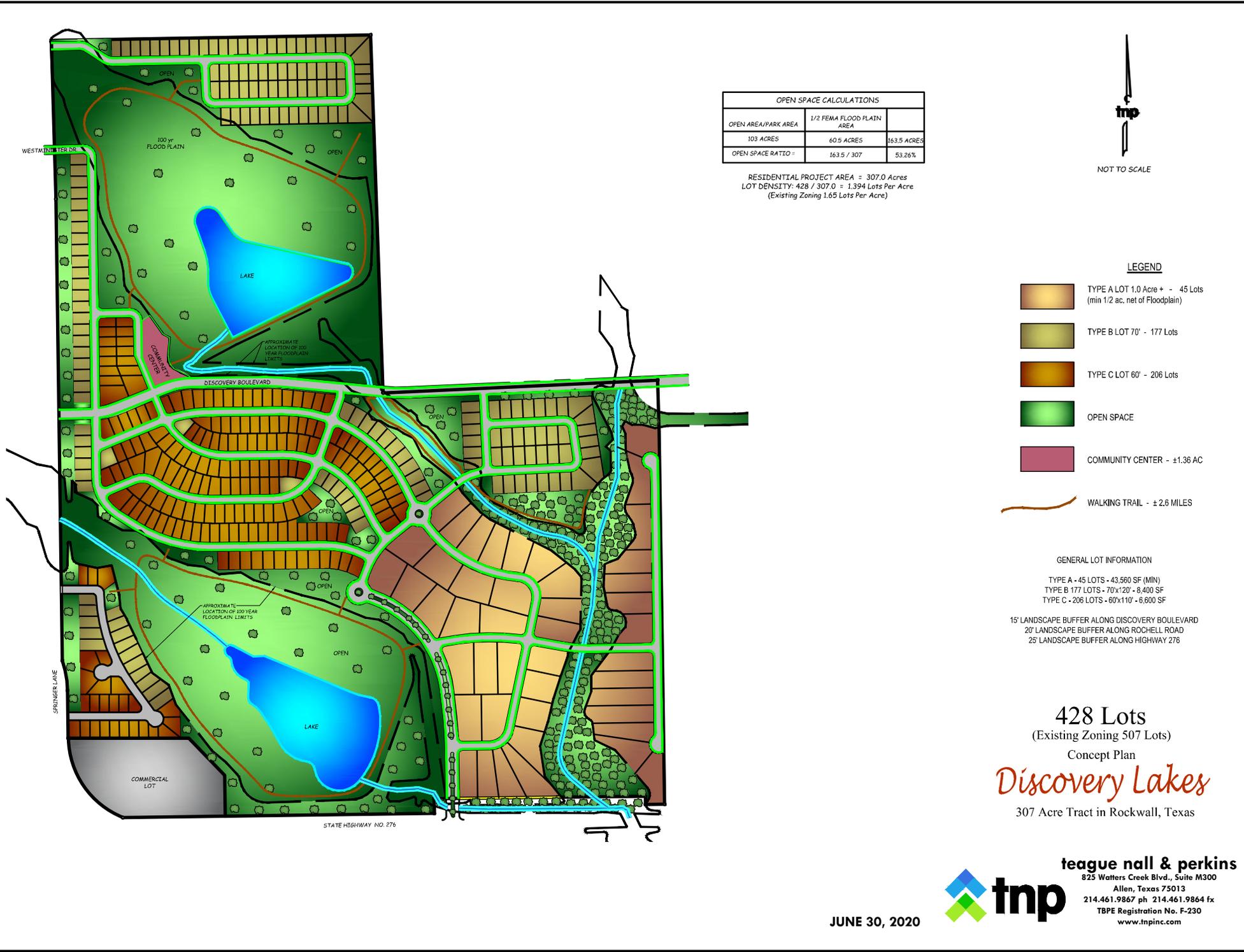
- ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard.* All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.

 - (i) *Open Space.* The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (e.g., 10-acres of floodplain would count as 5-acres of open space). The Homeowner's Association (HOA) shall maintain all open space areas.

 - (j) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

 - (k) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction.

 - (l) *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
4. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
5. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



OPEN SPACE CALCULATIONS		
OPEN AREA/PARK AREA	1/2 FEMA FLOOD PLAIN AREA	
103 ACRES	60.5 ACRES	163.5 ACRES
OPEN SPACE RATIO =	163.5 / 307	53.26%

RESIDENTIAL PROJECT AREA = 307.0 Acres
 LOT DENSITY: 428 / 307.0 = 1.394 Lots Per Acre
 (Existing Zoning 1.65 Lots Per Acre)



NOT TO SCALE

LEGEND

-  TYPE A LOT 1.0 Acre + - 45 Lots
(min 1/2 ac. net of Floodplain)
-  TYPE B LOT 70' - 177 Lots
-  TYPE C LOT 60' - 206 Lots
-  OPEN SPACE
-  COMMUNITY CENTER - ±1.36 AC
-  WALKING TRAIL - ± 2.6 MILES

GENERAL LOT INFORMATION

- TYPE A - 45 LOTS - 43,560 SF (MIN)
- TYPE B 177 LOTS - 70'x120' - 8,400 SF
- TYPE C - 206 LOTS - 60'x110' - 6,600 SF
- 15' LANDSCAPE BUFFER ALONG DISCOVERY BOULEVARD
- 20' LANDSCAPE BUFFER ALONG ROCHELL ROAD
- 25' LANDSCAPE BUFFER ALONG HIGHWAY 276

428 Lots
 (Existing Zoning 507 Lots)

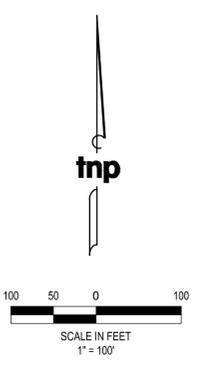
Concept Plan
Discovery Lakes

307 Acre Tract in Rockwall, Texas

JUNE 30, 2020



teague nall & perkins
 825 Watters Creek Blvd., Suite M300
 Allen, Texas 75013
 214.461.9867 ph 214.461.9864 fx
 TBPE Registration No. F-230
 www.tnpinc.com



STATE HIGHWAY NO. 276

Proposed Concept Plan for Revised Plan Development

Discovery Lakes

307 Acre Tract in Rockwall, Texas

JUNE 30, 2020



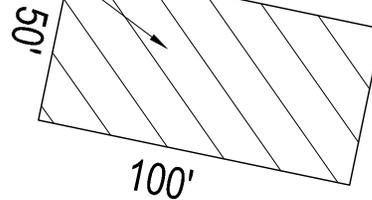
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 www.tnpsc.com

Drawing: P:\PROJECTS\880_2020\01\Conceptual Planning\880_2020 - 10-4-20m by gsharner
 Revised: P:\PROJECTS\880_2020\01\Conceptual Planning\880_2020 - 10-4-20m by gsharner



1" = 60'
SCALE IN FEET

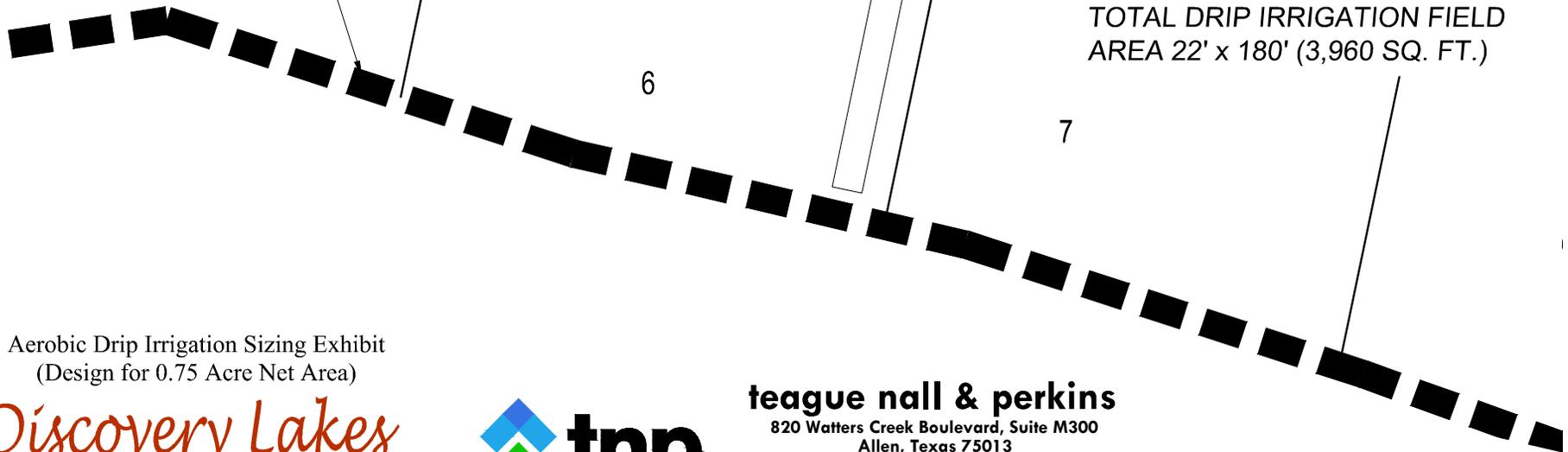
6 BEDROOM
5,000 SQ. FT. D.U.
ATU 660
GALLONS/DAY
(GPD)



AEROBIC SYSTEM IRRIGATION
REQUIRED 4,000 G.P.D.
DRIP LINES REQUIRED 1,980 L.F.
11 x 180 LF SPACED @ 2.0' APART

TOTAL DRIP IRRIGATION FIELD
AREA 22' x 180' (3,960 SQ. FT.)

5
APPROXIMATE 100-
YR FLOOD LIMITS



Aerobic Drip Irrigation Sizing Exhibit
(Design for 0.75 Acre Net Area)

Discovery Lakes

307 Acre Tract in Rockwall, Texas



teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013

214.461.9867 ph www.tnpinc.com

TBPELS: ENGR F-230; SURV 10011600, 10011601, 10194381

GBPE: PEF007431; TBAE: BR 2673

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [ORDINANCE NO. 15-24] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Chris Cuny of Teague, Nall & Perkins on behalf of Nick DiGuiseppe of Discovery Lakes, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 78 (PD-78) and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the Planned Development Concept Plan, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by the *Parks and Recreation Board*.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Development Plan (*Required for Retail Areas Only*)
 - (4) PD Site Plan
 - (5) Preliminary Plat
 - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.

- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

SECTION 9. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 10. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 11. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 12. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF AUGUST, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

Exhibit 'A':
Legal Description

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

BEGINNING a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

THENCE North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ("cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-feet, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet (1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain called 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

THENCE South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet (2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

THENCE North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

THENCE South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

THENCE South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

THENCE South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as on Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

THENCE North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway

Exhibit 'A':
Legal Description

Purposes tract;

THENCE South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap" for corner;

THENCE South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757.25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

THENCE South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap" marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

THENCE South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap" for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

THENCE Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533.69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve;

THENCE North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left, with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

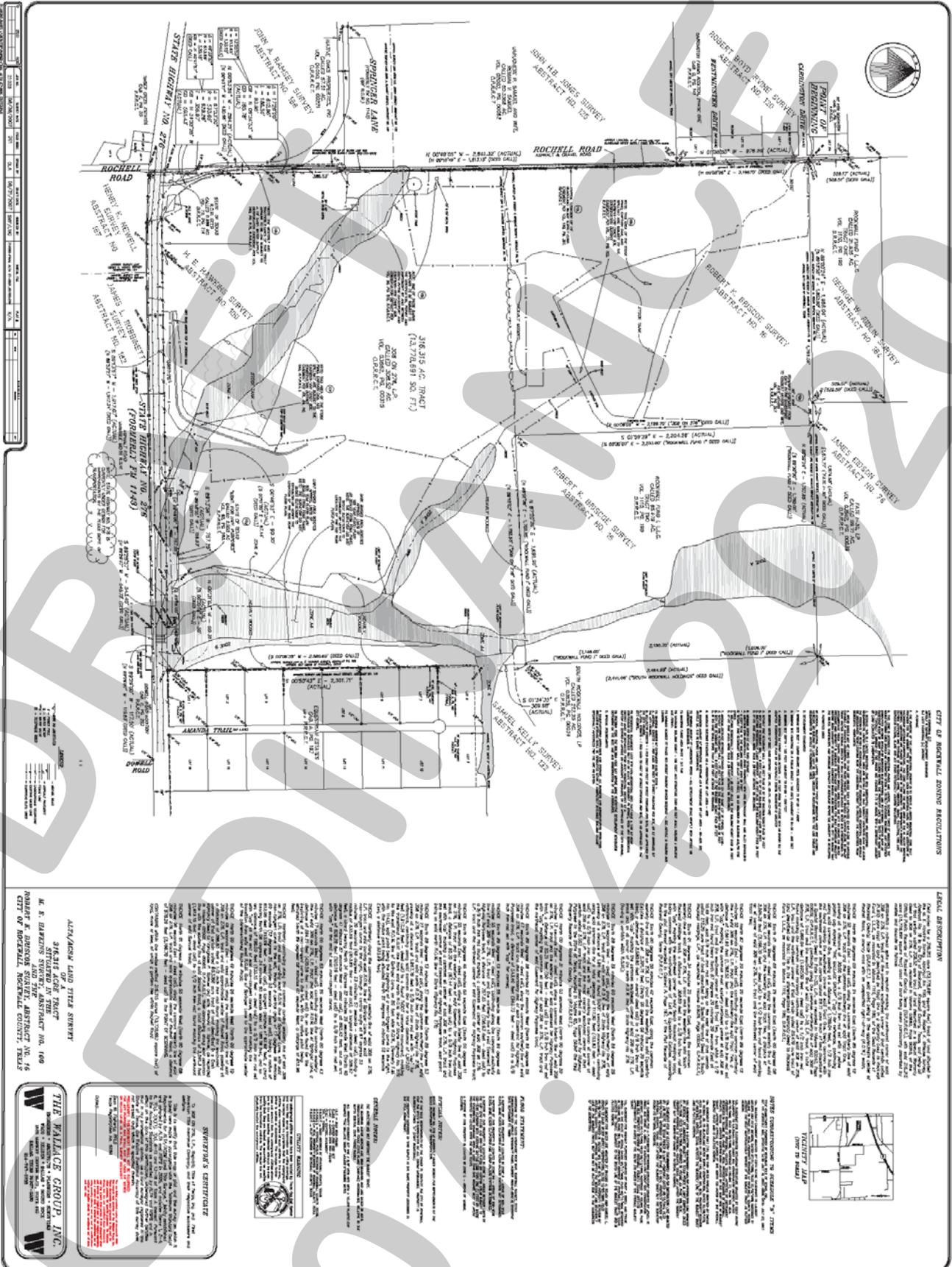
THENCE Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

THENCE North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

THENCE North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

CONTAINING within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

Exhibit 'B':
Survey



LEGAL ABSTRACTS

ALMA/NEW LAND TITLE SURVEY
 316.315 AC TRACT
 H. E. BARRETT SURVEY, ABSTRACT NO. 100
 CITY OF ROCKWALL, TEXAS

SPENCER'S CERTIFICATE

THE WALLACE GROUP, INC.

LOCAL ABSTRACTS

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 122

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 123

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 124

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 125

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 126

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 127

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 128

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 129

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 130

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 131

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 132

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 133

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 134

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 135

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 136

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 137

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 138

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 139

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 140

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 141

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 142

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 143

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 144

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ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 170

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ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 189

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 190

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 191

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 192

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 193

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 194

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 195

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 196

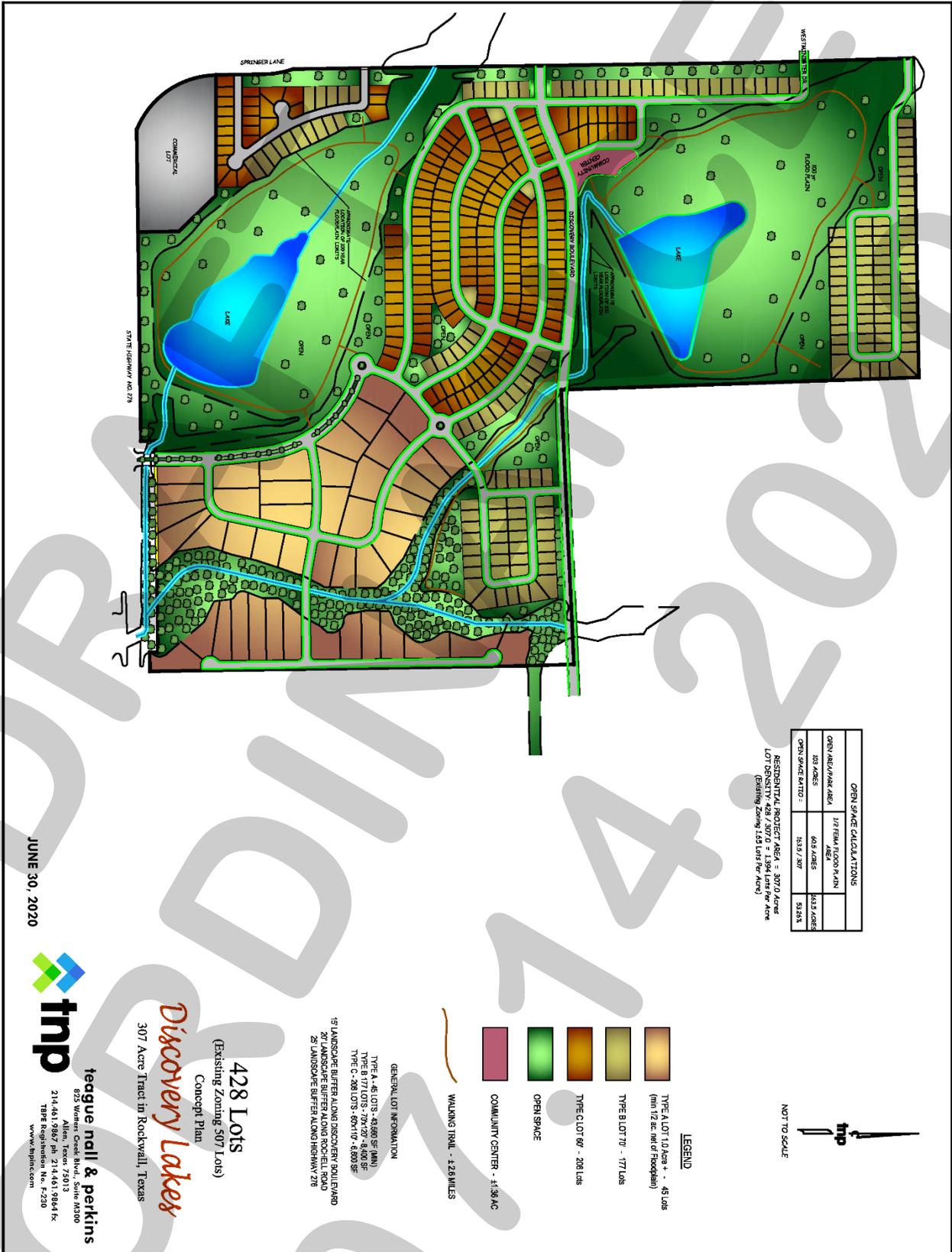
ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 197

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 198

ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 199

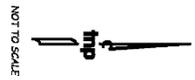
ROBERT K. BRIDGEMAN SURVEY, ABSTRACT NO. 200

Exhibit 'C': Area Map



OPEN SPACE CALCULATIONS	
OPEN SPACE/PAVEMENT AREA	1/2 FIRM FLOOD PLAIN AREA
103 ACRES	60.8 ACRES
OPEN SPACE RATIO =	16.5% / 20%
	53.8%

RESIDENTIAL PROJECT AREA = 307.0 Acres
 LOT DENSITY: 428 / 307.0 = 1.394 Lots Per Acre
 (Including Springs 153.5377 of Acre)



NOT TO SCALE

LEGEND

- TYPE A LOT 1.0 Acre + - .45 Lots (min. 1/2 ac. net of floodplain)
- TYPE B LOT 70' - 77' Lots
- TYPE C LOT 60' - 206 Lots
- OPEN SPACE
- COMMUNITY CENTER - 1.58 AC

GENERAL LOT INFORMATION

- TYPE A - 46 LOTS - 43,860 SF (MIN)
- TYPE B - 177 LOTS - 77'x20' - 8,400 SF
- TYPE C - 206 LOTS - 60'x10' - 6,000 SF
- 15' LANDSCAPE BUFFER ALONG DISCOVERY BOULEVARD
- 30' LANDSCAPE BUFFER ALONG ROCKWELL ROAD
- 25' LANDSCAPE BUFFER ALONG HIGHWAY 278

JUNE 30, 2020

teague nail & perkins
 825 Westwood Blvd., Suite 100
 Rockwall, TX 75087
 214.461.9887 or 214.461.9844 fx
 TBP# Registration No. F-220
 www.tnpinc.com

428 Lots
 (Existing Zoning 507 Lots)
 Concept Plan
Discovery Lakes
 307 Acre Tract in Rockwall, Texas

Exhibit 'D':
Permitted Land Uses and Development Standards

(A) PURPOSE

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the one (1) acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

(B) GENERAL REQUIREMENTS

Development Standards.

(1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of

Exhibit 'D':
Permitted Land Uses and Development Standards

the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) ¹
- Restaurant (*with Drive-Through or Drive-In*) ²
- Retail Store (*with more than two [2] Gasoline Dispensers*)

Notes:

¹: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

²: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- Convent or Monastery
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary of Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (*Outside*)
- Gun Club, Skeet or Target Range (*Indoor*)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply /Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service
- Mining and Extraction (Sand, Gravel, Oil and/or Other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*

Exhibit 'D':
Permitted Land Uses and Development Standards

Standards, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

(a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

(b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.

(1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

(2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

(3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(c) *Sidewalks*.

i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

(3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,

Exhibit 'D':
Permitted Land Uses and Development Standards

District Development Standards, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

(a) *Lot Composition and Layout.* The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
<i>Maximum Permitted Units:</i>			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
- (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
- (3) *Lot Type "A"* shall not be decrease below 40 lots; and,
- (4) *Lot Type "B"* shall not be decreased below 38% of the total 428 lots; and,
- (5) *Lot Type "C"* shall not be increased beyond 55% of the total 428 lots.

(b) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ▶	A	B	C
<i>Minimum Lot Width</i> ^{(1) & (5) & (7)}	80'	70'	60'
<i>Minimum Lot Depth</i>	200'	110'	110'
<i>Minimum Lot Area</i>	32,670 SF	7,700 SF	6,600 SF
<i>Minimum Front Yard Setback</i> ^{(2), (6), & (8)}	25'	20'	20'
<i>Minimum Side Yard Setback</i>	10'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> ⁽²⁾	20'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	25'	20'	20'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	20'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,200 SF	2,250 SF	2,000 SF
<i>Garage Orientation</i> ⁽⁸⁾	J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
<i>Maximum Number of Front Entry Garages Permitted</i>	17	58	137
<i>Maximum Lot Coverage</i>	65%	65%	65%

General Notes:

- 1: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

Exhibit 'D':
Permitted Land Uses and Development Standards

- 4. As measured from the rear yard property line.
- 5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
- 6. Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the Front Yard Building Setback by up to ten (10) feet for any property that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [a Sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].
- 7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
- 8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

(c) *Building Standards.* All development shall adhere to the following building standards:

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing, Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

Table 3: Anti-Monotony Matrix

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent

Exhibit 'D':
Permitted Land Uses and Development Standards

property and six (6) intervening homes of differing materials on the opposite side of the street.

- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).
- (5) *Type 'A'* lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

Continued on Next Page...

Exhibit 'D':

Permitted Land Uses and Development Standards

- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.

- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

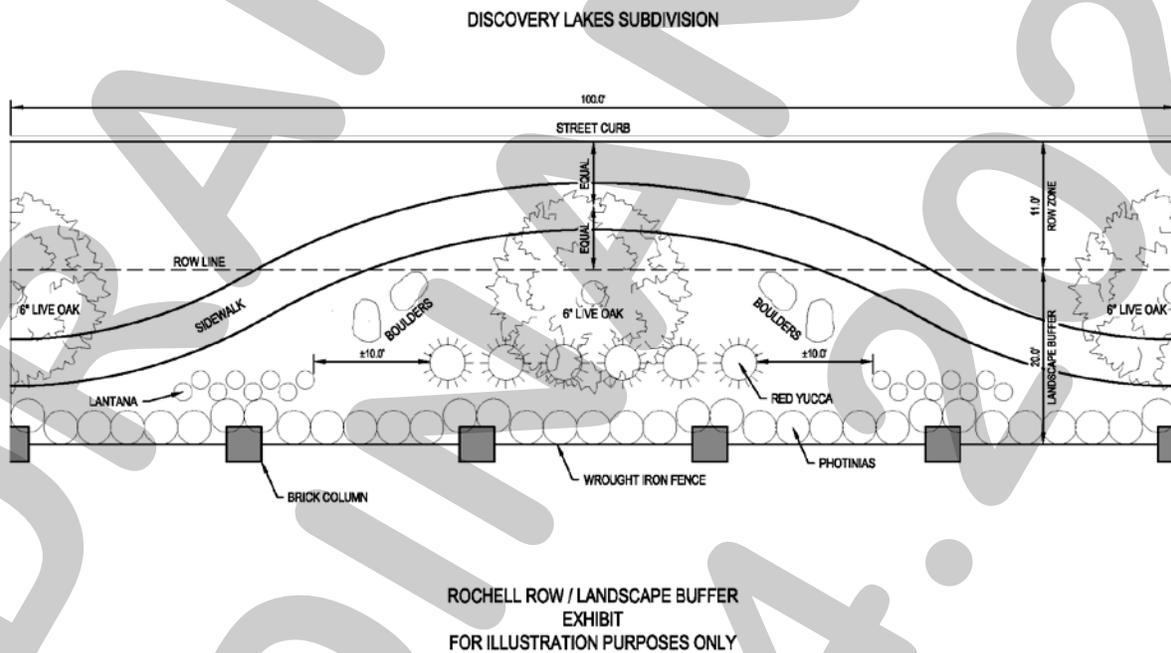
- (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

Exhibit 'D':
Permitted Land Uses and Development Standards

maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

Illustration 2: Landscape Buffer along Rochell Road.



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or

Exhibit 'D':
Permitted Land Uses and Development Standards

landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (h) *Sidewalks*.
- i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
- ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The cost to disconnect from the OSSF and connect to the City's sanitary sewer system shall be at the sole cost of the homeowner, and an appropriate disclosure statement regarding this obligation and cost (*including wastewater impact fees*) shall be a part of all real-estate contracts between the developer, homebuilder, and homeowner.
- (k) *Neighborhood Signage*. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.

Exhibit 'D':
Permitted Land Uses and Development Standards

- (l) *Community Center*. A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A'* lots -- *above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance* -- are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A'* lots.
- (m) *Homeowner's Association (HOA)*. A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the Subdivision Regulations contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (5) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July 14, 2020
APPLICANT: Hallie Fleming
CASE NUMBER: Z2020-025; *Specific Use Permit (SUP) for 507 N. Goliad Street [Hallie B's]*

SUMMARY

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property is considered to be a part of the Old Town Rockwall Addition, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), in 1950 a 1,352 SF single-family home was constructed on the subject property. According to the zoning map from January 3, 1972 the subject property was zoned Single-Family 3 (SF-3) District. By 1983 this designation had been changed to a Single-Family 7 (SF-7) District according to the August 16, 1983 zoning map. On April 5, 2004, the subject property was rezoned from a Single-Family 7 (SF-7) District to Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses [Case No. Z2004-042; Ordinance No. 04-24]. As part of this approval, Planned Development District 50 (PD-50) was amended to allow an *Art, Photography, or Music Studio and Massage Therapist*. Concurrently, with this zoning change request the City Council also approved a site plan [Case No. SP2004-037] and replat [Case No. P2004-073] for the subject property. The approved site plan converted the existing single-family home and land use from residential to non-residential, and granted a variance to allow a gravel parking area. The plat for the subject property replatted it from Block 20 of the Amick Addition to Lot 1, Block A, Art Venture Studios Addition [filed on June 3, 2005].

In November of 2012, the applicant -- *Hallie Fleming* -- submitted a request for the approval of a Specific Use Permit (SUP) for *General Retail Sales* in conjunction with a photography studio [Case No. Z2012-018]. This request was approved by the City Council on January 7, 2013 by *Ordinance No. 13-01 [S-101]*. This ordinance allowed the applicant to dedicate up to 250 SF of the 1,352 SF building for general retail sales. Following this approval, the applicant submitted and was approved for a Certificate of Occupancy (CO) on January 10, 2013. The Certificate of Occupancy (CO) was issued on February 11, 2013. More recently, on June 19, 2020, the applicant submitted an application requesting to amend the land uses and operational restrictions approved with *Ordinance No. 13-01 [S-101]*.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* for the subject property in accordance with Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The purpose of this request is to account for changes to the land uses and operations of the business that have occurred incrementally over the last seven (7) years.

ADJACENT LAND USES AND ACCESS

The subject property is located at 507 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1,576 SF multi-tenant office building situated on a 0.42-acre parcel of land (*i.e. Lot 1, Block 1, Family Law Center Addition*). Beyond this is a 1,612 SF single-family home situated on a 0.2296-acre tract of land (*i.e. Part of Lot 22 and all of Lot 30 of the Amick Addition*). This home is followed by four (4) office buildings (*all of which are converted residential structures*) and two (2) residential homes. All of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

South: Directly south of the subject property is a 2,696 SF residential structure on a 0.2370-acre parcel of land (*i.e. Block 20B of the Amick Addition*) that is currently being converted to an office building. Beyond this is a vacant 0.4210-acre parcel of land identified as *Lot 1, Block A, Hazel and Olive Addition*. South of this is excess right-of-way for SH-205 followed by the SH-205 couplet, which is identified as a P3U (*i.e. principal arterial, three [3] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a medical office building and an office/retail building (*i.e. the old Sterling Tea Building and the Grace Clinic*). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

West: Directly west of the subject property is a 1,570 SF single-family home situated on a 0.1620-acre parcel of land (*i.e. Lot 1, Block A, Amick 20A - Thomas Subdivision*). This house is one (1) of 11 houses that front on to N. Alamo Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. These properties are zoned Single-Family 7 (SF-7) District. On the other side of N. Alamo Street are several houses zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

Currently, this business operates within the existing 1,352 SF building, and has a gravel parking lot (*which was permitted under the original site plan [SP2004-037] and reapproved by the original SUP request [Z2012-018]*) with three (3) parking spaces. The drive aisle and approach have been asphalted. According to the applicant's letter, *SERVE by Hallie B* is intended to be a "...platform to help other Rockwall small businesses stay afloat and avoid closing ..." Based on the company's website they are a boutique retail company that sells clothing, jewelry, accessories, bath and skin care products, home décor, and popsicles. The applicant's letter also indicates that they are an incubator space supporting a small one (1) chair hair extension expert and the Tea Spot's prepackage/tea to go products. Based on the floor plan provided by the applicant, staff estimates that approximately 195 SF is dedicated to the *Hair Stylist and/or Manicurist* land use, approximately 494 SF is a breakroom, and the remaining 663 SF is dedicated to the *General Retail Store* land use. This represents an increase of 413 SF of *General Retail* space permitted under the current Specific Use Permit (SUP) ordinance and Certificate of Occupancy (CO).

CONFORMANCE TO THE CITY'S CODES

According to Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] the subject property is restricted to the land uses permitted within the Residential-Office (RO) District, and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *General Retail Store* and *Hair Stylist and/or Manicurist* requires a Specific Use Permit (SUP) in the Residential-Office (RO) District. Neither of these land uses require additional conditional use restrictions.

STAFF ANALYSIS

As stated by the in the Planning and Zoning Commission Work Session meeting on June 30, 2020, the business has organically shifted from the original request in 2012 (*i.e. a photography studio with limited general retail space*). Based on this, staff requested that the applicant amend the Specific Use Permit (SUP) and Certificate of Occupancy (CO) to be in compliance with their current operations. Staff should point out, that while a change in uses would typically require additional parking spaces, a variance to the parking standards was granted for the subject property with the previous site plan and Specific Use Permit (SUP) cases, and the change in uses would not necessitate the applicant to upgrade the parking areas. Staff should also note that no violations for parking have been issued on the subject property, and that only one (1) code enforcement case has been opened

since the business was established. This case [Case No. CE2019-1146] was opened in 2019 for parking a vehicle in the front of the building, and upon receipt of the violation the applicant corrected the issue. Despite this Specific Use Permit (SUP) request not really altering the current operations on the subject property, it is still a discretionary decision for the City Council.

NOTIFICATIONS

On July 2, 2020, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received four (4) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to a *General Retail Store* and *Hair Salon and/or Manicurist* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of the draft ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
 - (b) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
 - (c) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
 - (d) Parking in the front of the building shall be prohibited.
 - (e) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.
- (2) The applicant will be required to amend the Certificate of Occupancy (CO) for the subject property within 30-days of the approval of the Specific Use Permit (SUP) ordinance; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLAN# & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 507 N Goliad ST ROCKWALL TX 75087

Subdivision LOT 1, BLOCK A, ADVENTURES Lot 1 Block A

General Location NORTH DOWNTOWN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD - SO FOR RO Current Use PHOTOGRAPHY STUDIO/PET

Proposed Zoning SUP Proposed Use RETAIL STORE/HAIR STUDIO

Acreage 0.2254 Lots [Current] (Lots [Proposed] (

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner HALLIE FLEMING Applicant

Contact Person " Contact Person

Address 507 N Goliad ST Address SAME

City, State & Zip ROCKWALL TX 75087 City, State & Zip

Phone 214.743.1123 Phone

E-Mail SMILES@THEBERRYSHOP.COM E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Hallie Fleming [Owner] the undersigned, who stated the information on this application to be true and certified the following:

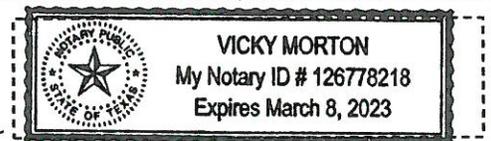
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19 day of JUNE, 2020.

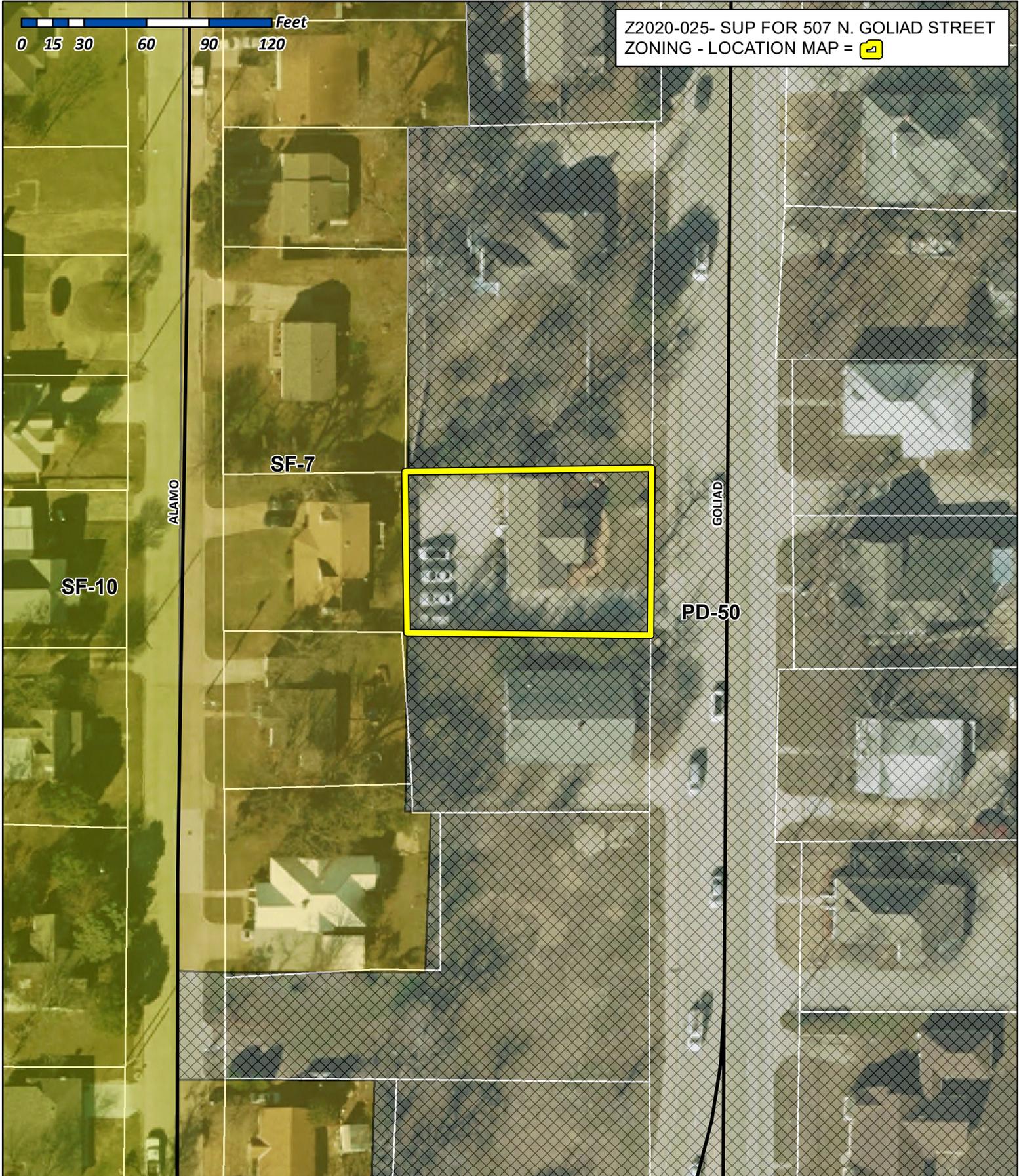
Owner's Signature

Hallie Fleming
Jecky Morton

Notary Public in and for the State of Texas



My Commission Expires 3-8-2023



Z2020-025- SUP FOR 507 N. GOLIAD STREET
 ZONING - LOCATION MAP = [pin icon]

0 15 30 60 90 120 Feet

ALAMO

GOLIAD

SF-10

SF-7

PD-50



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

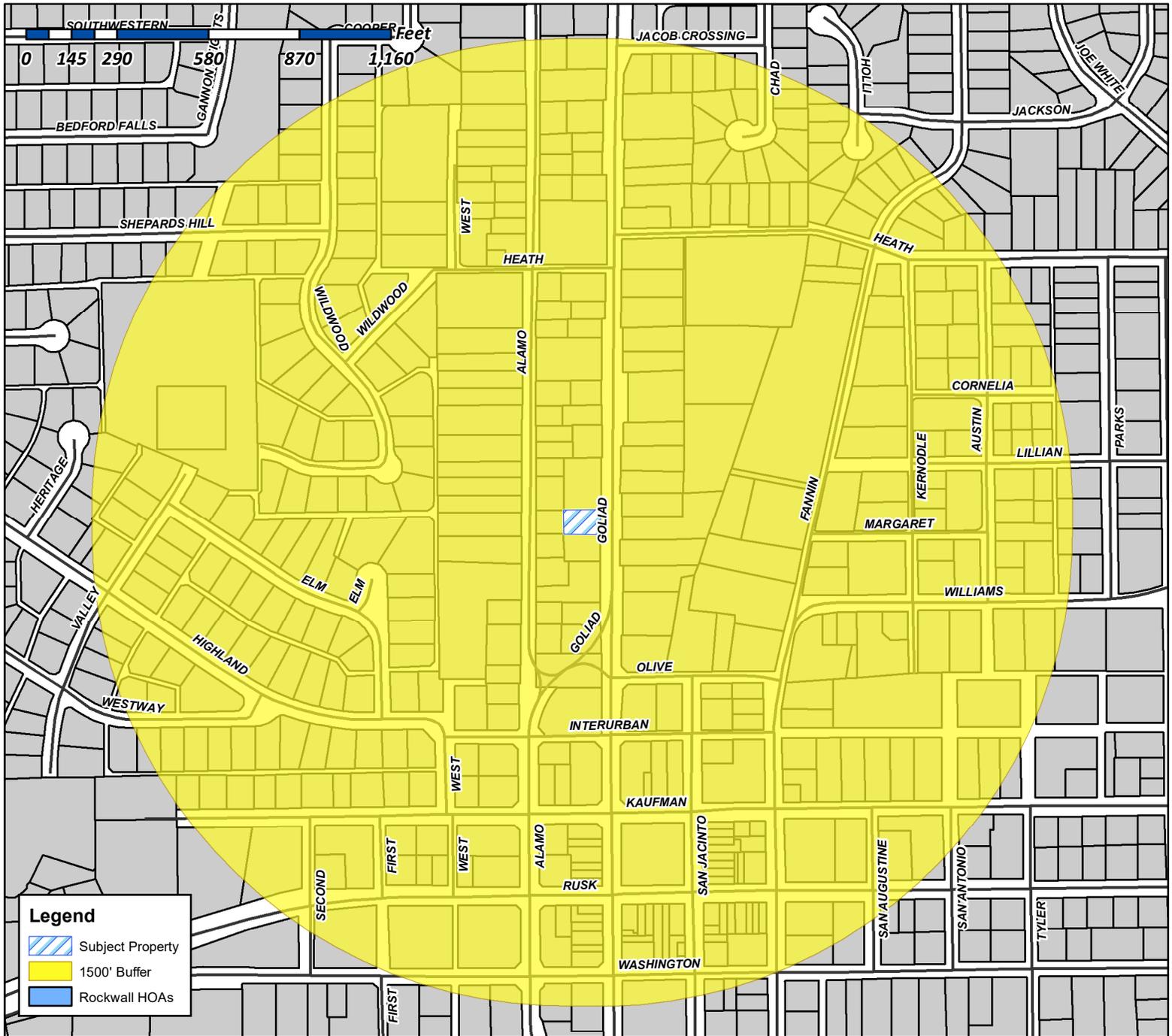
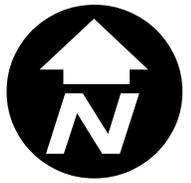




City of Rockwall

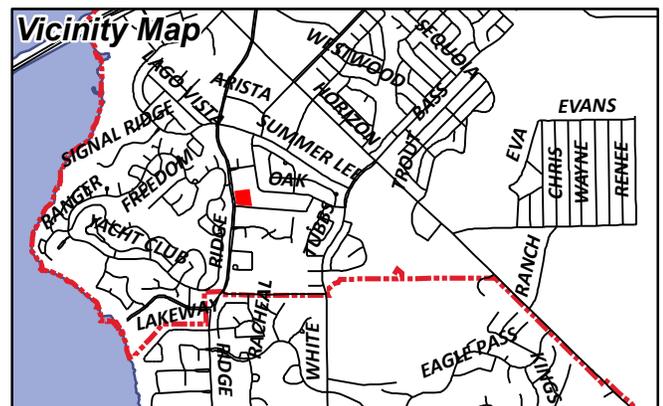
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-025
Case Name: SUP for 507 N. Goliad Street
Case Type: Specific Use Permit
Zoning: PD-50
Case Address: 507 N. Goliad Street

Date Created: 6/19/2020
 For Questions on this Case Call (972) 771-7745

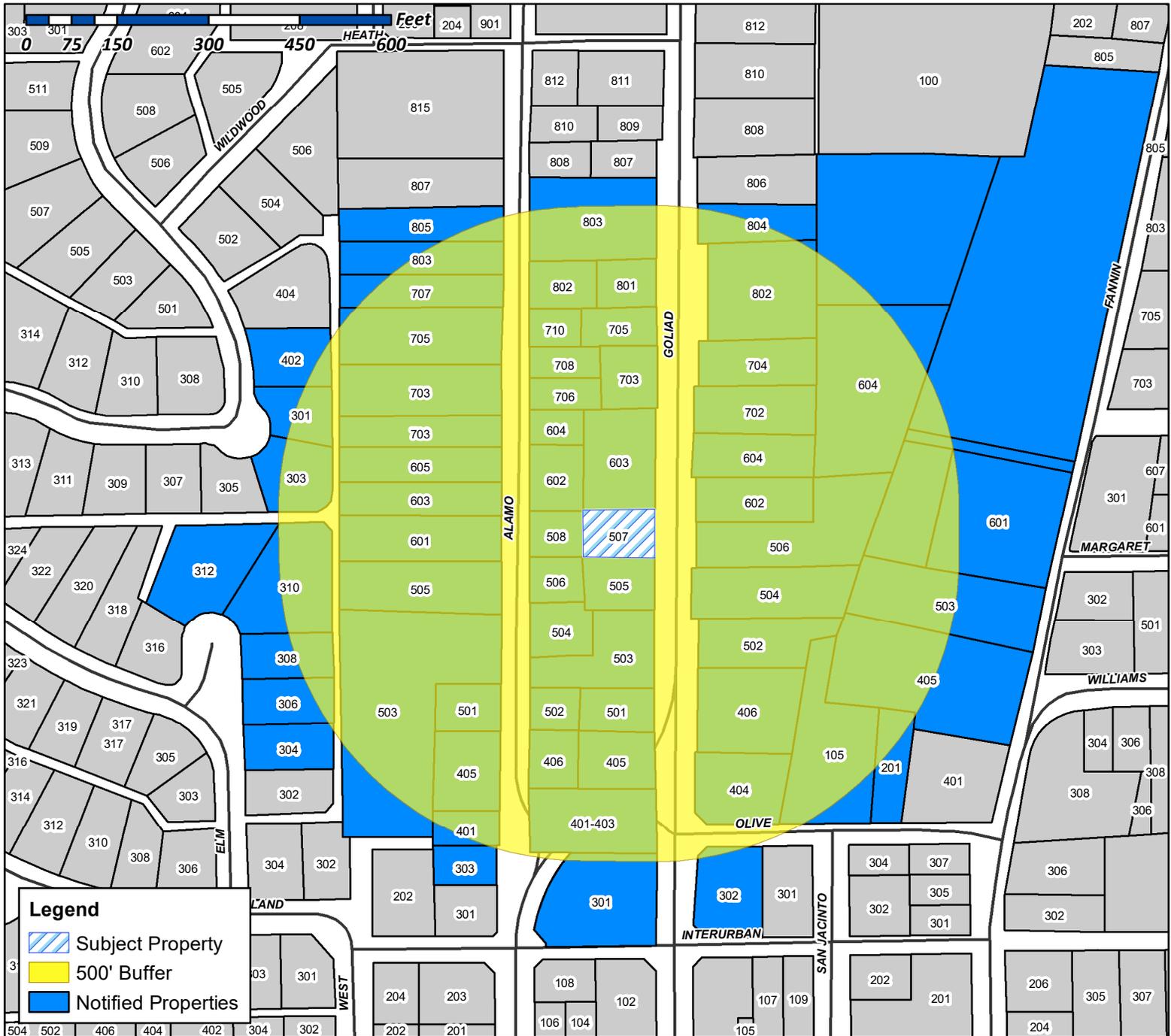




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Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2020-025
Case Name: SUP for 507 N. Goliad Street
Case Type: Specific Use Permit
Zoning: PD-50
Case Address: 507 N. Goliad Street

Date Created: 6/19/2020
For Questions on this Case Call (972) 771-7745



BARKER PERRY H & ELIZABETH D
104 SCENIC DR
HEATH, TX 75032

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC
1827 MYSTIC STREET
ROCKWALL, TX 75032

BLACK SHIRLEY M
1924 PALMETTO ISLE DR
MT. PLEASANT, SC 29466

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F
310 ELM DR
ROCKWALL, TX 75087

CURRENT RESIDENT
312 ELM DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

MORGAN NANCY D
429 PARK PLACE BLVD
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

CURRENT RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN
504 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
JACK HADLEY JR
508 N ALAMO RD
ROCKWALL, TX 75087

CAWTHON RICK
508 NASH ST
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M
544 LAUREL LN
FATE, TX 75087

CURRENT RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K
803 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 N GOLIAD
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE
805 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

POINTER PRICE AND
MANUEL LOZANO
906 N GOLIAD STREET
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 20, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN BELOW FORM

Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
 I am opposed to the request for the reasons listed below.

Name:

Hallie Fleming



Address:

507 N Goliad ST

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name: PAM TUCKER
Address: 505 N. ALAMO ROCKWALL TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Director of Planning & Zoning



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--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

We need more retail & service & Restaurant in this area. It will attract more people to shop & dine in the area. Provide resources for landlords to spend money to improve their property as well as benefit the city by increasing sales tax

Name: Dr. Stuart Meyers

Address: 506 N Goliad Rockwall Tx 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

*POSITIVE IMPACT ON DOWNTOWN AREA BY
DRAWING ADDITIONAL SHOPPERS TO SQUARE*

Name: *SUSAN & JOHN WRIGHT*
Address: *1605 SEASCAPE CT. / 603 N. GOLIAD*

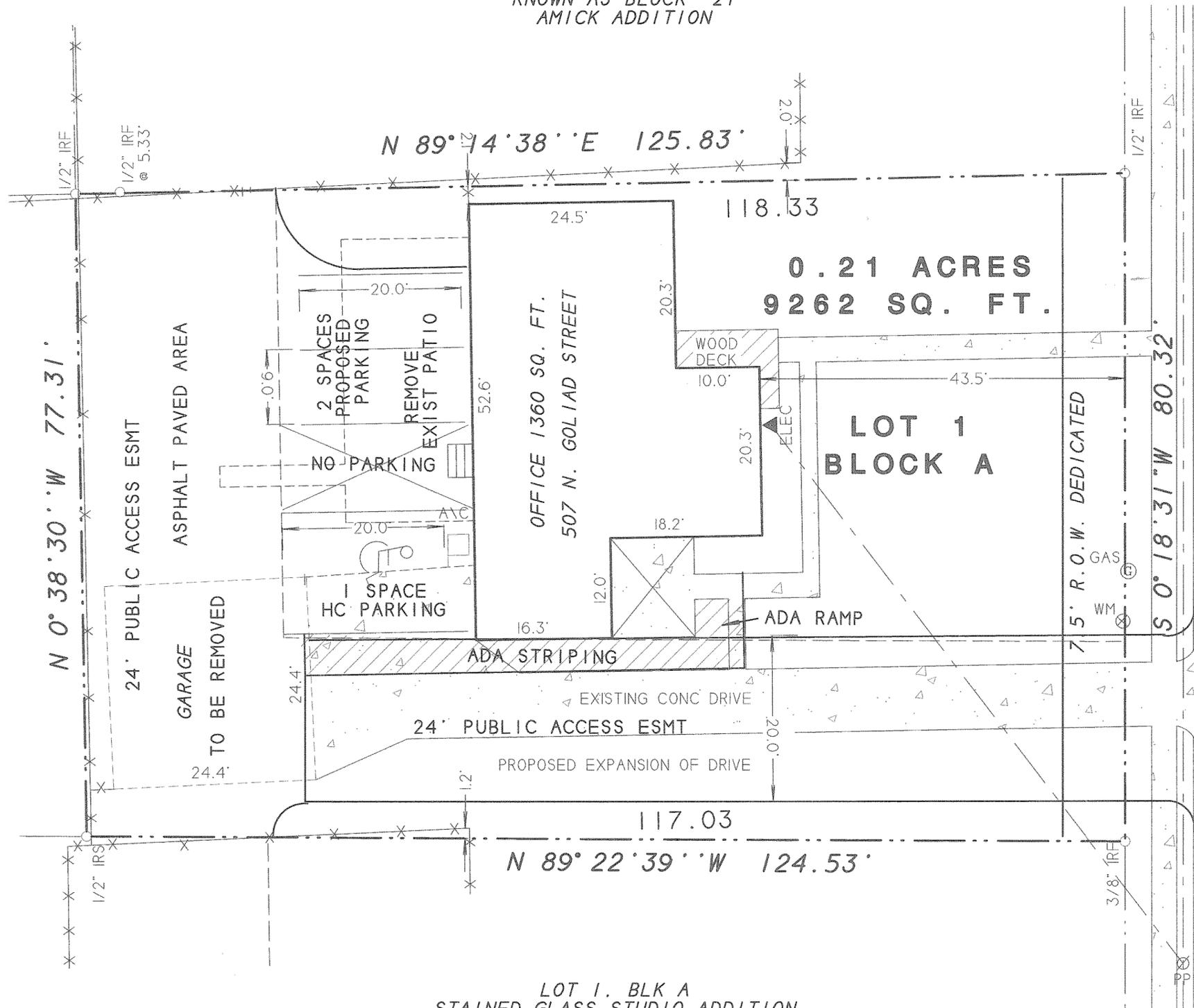
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

LOT 1, BLOCK A
 AMICK 20A-THOMAS SUBDIVISION
 CAB. B. SLIDE 126

NETA FAY SMITH
 VOL. 428, P. 152

KNOWN AS BLOCK 21
 AMICK ADDITION

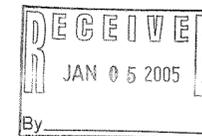


LOT 1, BLK A
 STAINED GLASS STUDIO ADDITION

N. GOLIAD STREET
 50' R.O.W. PER PLAT



P2604-037



FILE COPY

SITE PLAN
 ARTVENTURES STUDIO
 507 N. GOLIAD STREET
 ROCKWALL, TEXAS

SYMBOL LEGEND	
TV	TELEVISION CABLE RISER
GAS	GAS METER
TEL	TEL RISER
FH	FIRE HYDRANT
PP	POWER POLE
ELEC	ELECTRIC METER
TU	TU ELEC BOX
WATER	WATER METER
1/2" IRF	1/2" IRF
3/8" IRF	3/8" IRF
PP	PROPERTY LINES
PP	PREPARE TANK

R.S.C.I.

ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE: DECEMBER 17, 2004
 SCALE: 1" = 10' FILE # 20030311S
 CLIENT: ARTVENTURES

CITY OF ROCKWALL

ORDINANCE NO. 13-01

SPECIFIC USE PERMIT NO. S-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT WITHIN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ALLOWING FOR A RETAIL USE IN CONJUNCTION WITH A PHOTOGRAPHY STUDIO, THE SUBJECT PROPERTY IS LOCATED AT 507 N. GOLIAD STREET, BEING A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A OF ARTVENTURES STUDIO ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Hallie Fleming for a Specific Use Permit within Planned Development District 50 (PD-50) allowing for a Retail use in conjunction with a photography studio on the property located at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for a Retail use in conjunction with a photography studio within Planned Development District 50 (PD-50), on the subject property at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; and

Section 2. That the Specific Use Permit shall be subject to the conditions set forth in “**PD-50**” **Planned Development District-50 (PD-50) & Section 4.2, “R-O” Residential Office District, of Article V, District Development Standards, of the City of Rockwall Unified Development Code (Ordinance No. 04-38)** as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and definitions.

2.1 Operational Conditions

The following conditions pertain to the operation of a Retail use on the subject property at 507 N. Goliad Street and conformance to these stipulations are required for continued operations:

- 1) The retail use shall not exceed two hundred fifty (250) sq-ft in area in accordance with the floor plan attached hereto as Exhibit A.
- 2) All business operations shall be limited to the hours of 7:00 a.m. to 8:00 p.m.
- 3) Parking along, adjacent to or in the right-of-way of SH-205 shall be prohibited. Parking in front of the building for any reason shall also be prohibited.
- 4) Signage for the site shall conform to the Old Historic Rockwall Historic District Guidelines detailed in Exhibit B of Ordinance No. 02-46 (PD-50) and the North Goliad Corridor Overlay (NGCOV) District.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

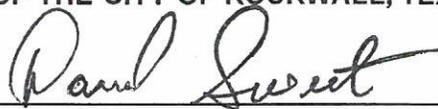
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

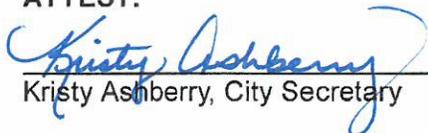
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF JANUARY, 2013.



David Sweet, Mayor

ATTEST:

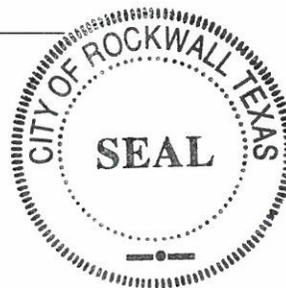


Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

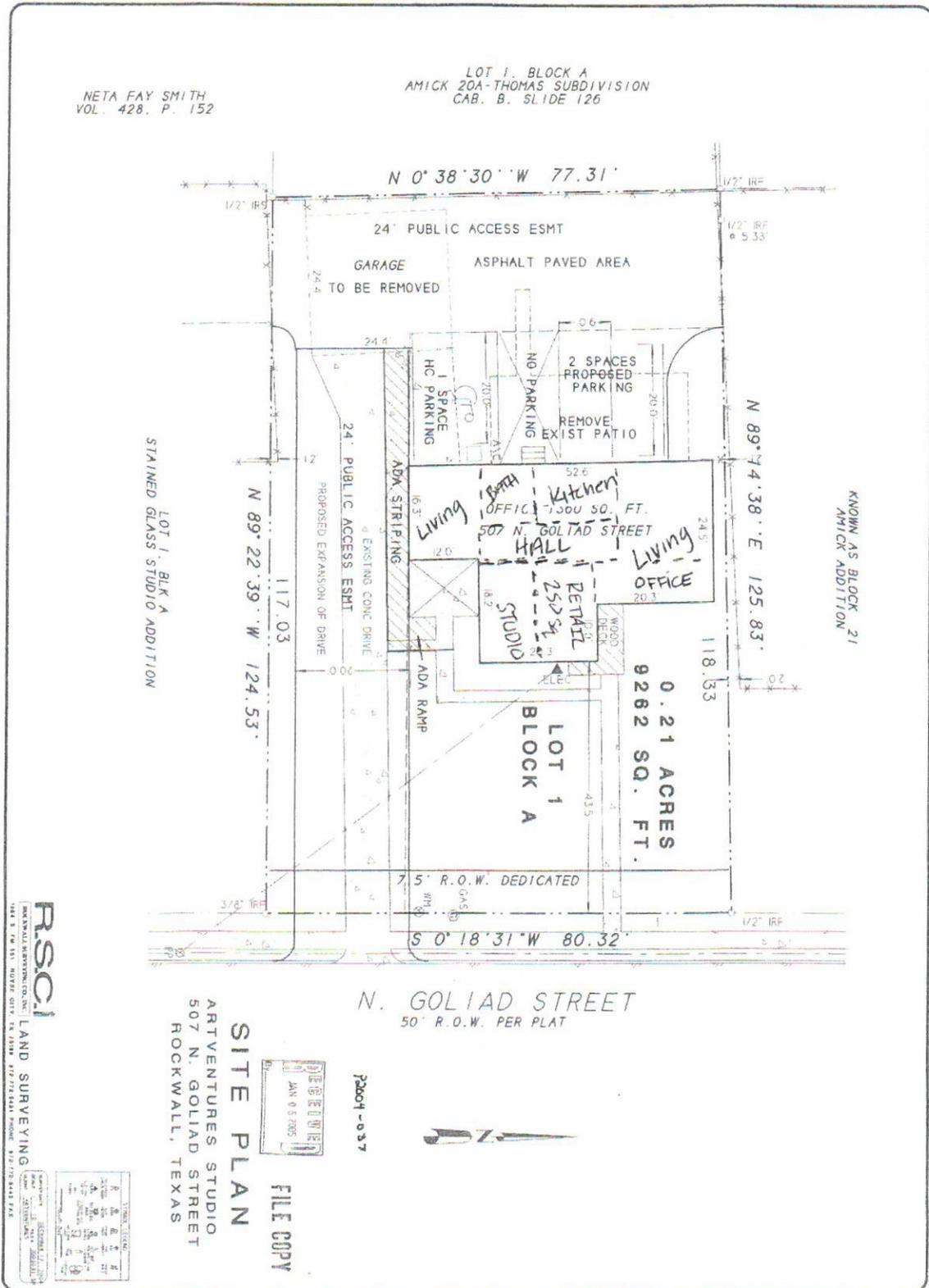


Frank Garza, City Attorney



1st Reading: 12-17-2012
2nd Reading: 01-07-2013

Exhibit A
 Floor Plan: Page 2 of 2



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GENERAL RETAIL STORE AND HAIR SALON AND/OR MANICURIST* ON A 0.2254-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ARTVENTURES STUDIO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land being described as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 507 N. Goliad Street [*SH-205*], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated by *Ordinance No. 13-01 [S-101]*, and *Ordinance No. 13-01* shall expire in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); and,

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* and *Hair Salon and/or Manicurist* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of this ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
- 2) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
- 3) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
- 4) Parking in the front of the building shall be prohibited.
- 5) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF AUGUST, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

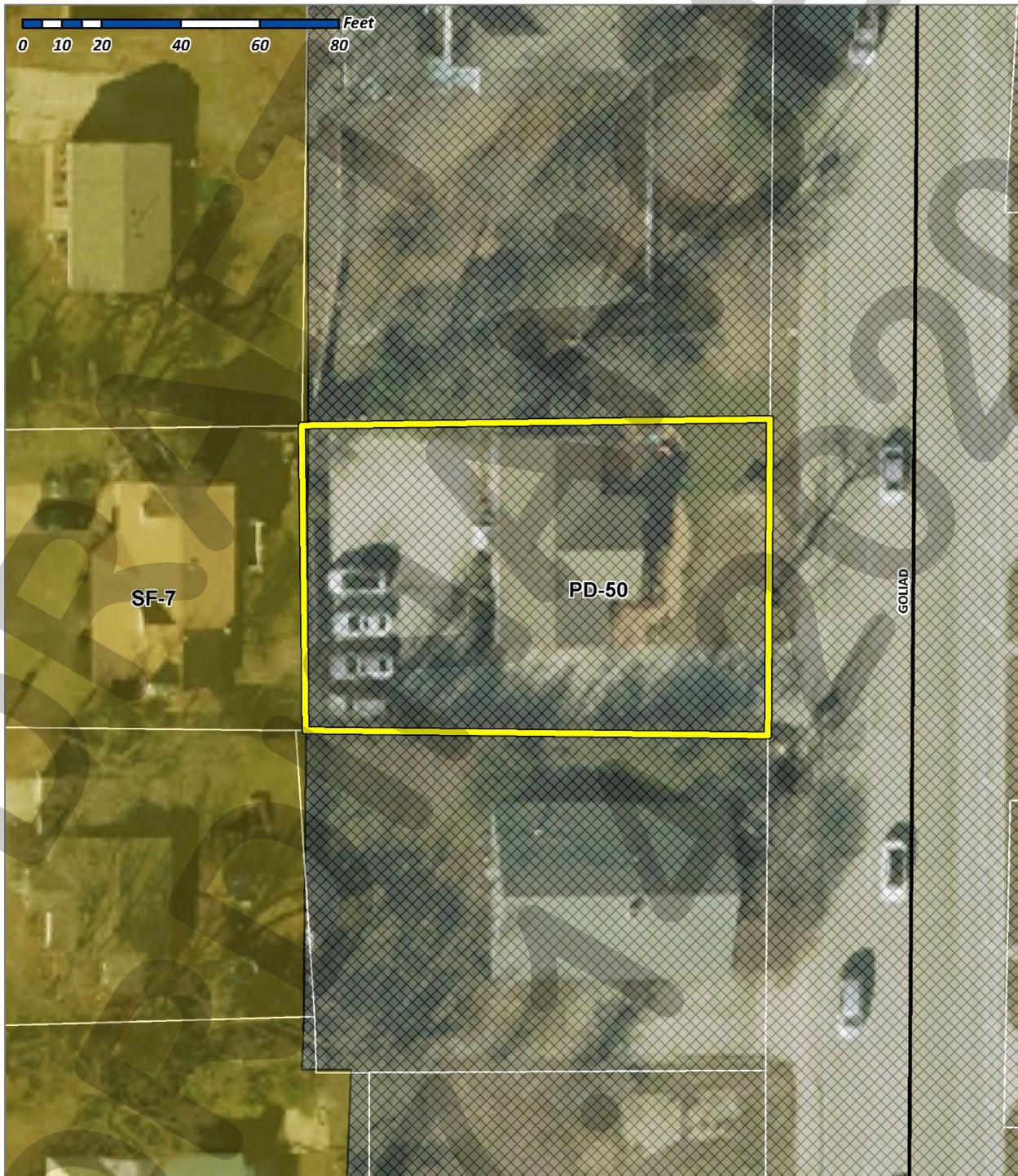
1st Reading: July 20, 2020

2nd Reading: August 3, 2020

Exhibit 'A'
Location Map

Address: 507 N. Goliad Street [SH-205]

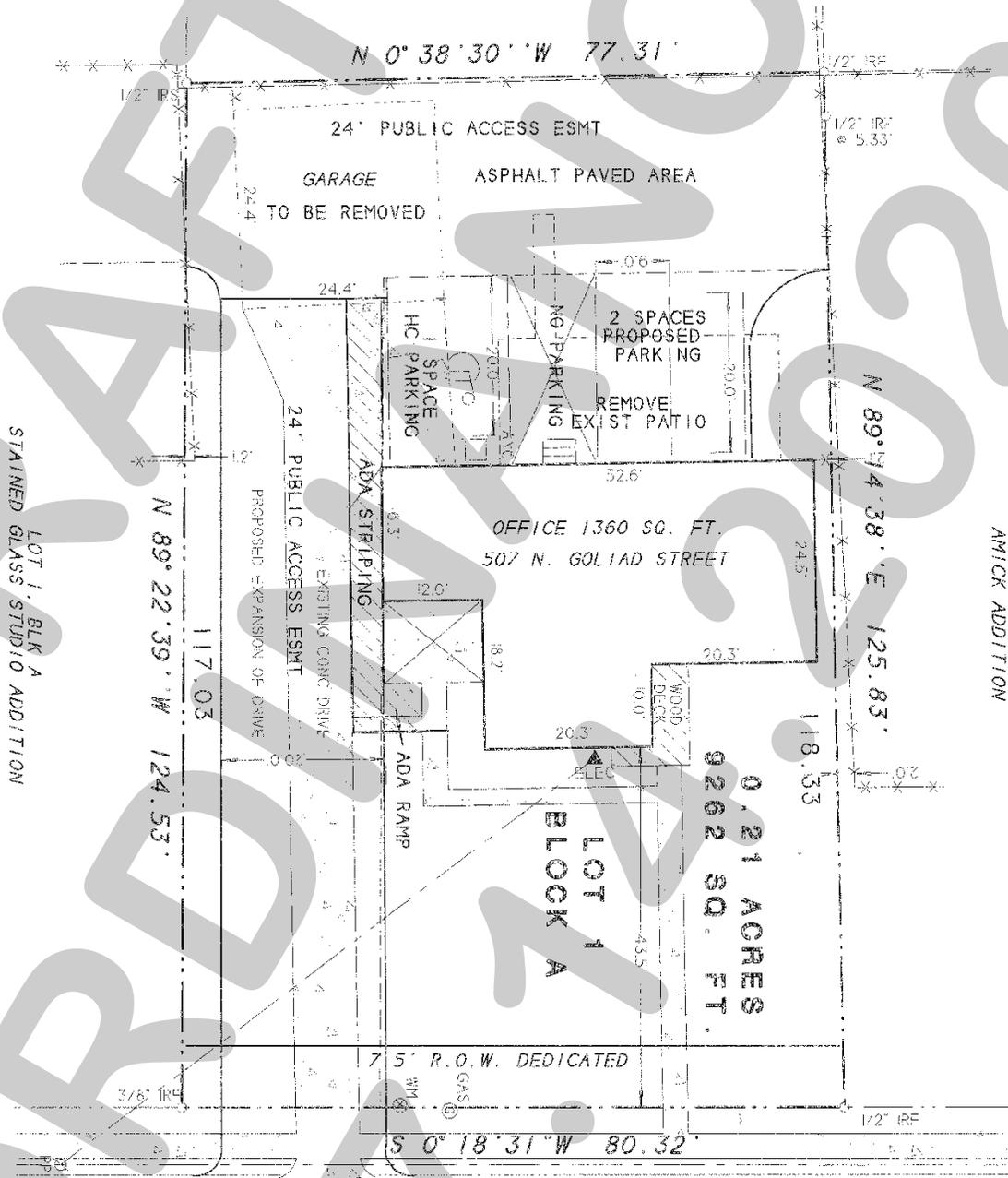
Legal Description: Lot 1, Block A, Artventures Studio Addition



**Exhibit 'B':
Zoning Exhibit**

NETA FAY SMITH
VOL. 428, P. 152

LOT 1, BLOCK A
AMICK 20A-THOMAS SUBDIVISION
CAB. B, SLIDE 126





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July 14, 2020
APPLICANT: Jake Fears, PE; Wier & Associates, Inc.
CASE NUMBER: Z2020-026; *SUP for a Restaurant with less than 2,000 SF with a Drive-Through or Drive-In*

SUMMARY

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for *Restaurant with a Drive-Through, Less Than 2,000 SF* on a 0.579-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on February 3, 1961 by *Ordinance No. 61-02*. According to the City's historic zoning maps, the subject property was zoned Single-Family 10 (SF-10) District on May 16, 1983. On January 3, 2006, the subject property was rezoned to Planned Development District 65 (PD-65) for General Retail (GR) District land uses by *Ordinance No. 06-02*. The subject property continues to be zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

PURPOSE

On June 19, 2020, the applicant -- *Jake Fears, P.E. of Weir & Associates, Inc.* -- submitted an application requesting approval of a Specific Use Permit (SUP) for the purpose of constructing a ~1,250 SF single story restaurant with a drive through on the subject property. The site is subject to the requirements and land uses stipulated for the General Retail (GR) District as stated in Planned Development District 65 (PD-65) and the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is generally located northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a ~10,900 SF multi-tenant retail facility that is currently under construction on a ~1.96-acre parcel of land. Beyond this land use is the Children's Lighthouse Daycare, which is located on a 3.543-acre parcel of land. Both parcels are zoned Planned Development District 65 (PD-65), with a portion of the Children's Lighthouse being zoned Agricultural (AG) District. Continuing north from these properties are additional single-family residential homes zoned Single-Family Estate 1.5 (SFE-1.5) District, Single-Family 16 (SF-16) District, and Agricultural (AG) District.

South: Directly south of the subject property is Pecan Valley Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is Walgreens Pharmacy, which is situated on a 1.9894-acre parcel of land zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. Beyond this is North Lakeshore Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is CVS Pharmacy, which is situated on a 2.519-acre parcel of land zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses. East of the pharmacy is a 62.484-acre vacant tract of land, which is zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses.

West: Directly west of the subject property is W. Quail Run Road, which is designated as a R2U (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Follow this is an 11.723-acre vacant tract of land zoned Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. In addition, there are five (5) single-family homes zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for *Restaurant with less than 2,000 SF with a Drive-Through or Drive-In* on a 0.579-acre portion of a larger 2.174-acre parcel of land. If approved, the development will be located on the southern portion of the parcel outside of the floodplain area. The concept plan submitted by the applicant indicates the centerline of the Squabble Creek tributary and the limits of the 100-year floodplain. The applicant is aware of the site constraints (*i.e. floodplain, etc.*), and has indicated that the project will not be constructed until the proposed City sanitary sewer main realignment project has been completed and the existing lift station is removed from the subject property.

CONFORMANCE WITH THE CITY'S CODES AND STAFF ANALYSIS

According to Planned Development District 65 (PD-65) the subject property is subject to the land uses permitted for the General Retail (GR) District, and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Restaurant with less than 2,000 SF with a Drive-Through or Drive-In* requires a Specific Use Permit (SUP) in the General Retail (GR) District. In addition, the conditional use section of this article requires the following additional requirements for this land use:

- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
- (3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles.

The concept plan provided by the applicant shows that the proposed drive-through lane will be able to accommodate exactly six (6) standard sized motor vehicles from the point of order, which conforms to the above requirements; however, the proposed drive through will be entering and exiting on to Quail Run Road, which is built to a residential standard and is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Staff should point out that the non-residential strip retail center currently being built north of the subject property already has a drive approach off of Quail Run Road, and that commercial traffic will be utilizing this portion of the roadway regardless of if this Specific Use Permit (SUP) is approved. With that being said this aspect of the applicant's request will not conform to the stated requirements and is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. Since the applicant did not provide a detailed landscaping plan, staff has added an operation condition to the attached draft ordinance stating that increased landscaping will be required to be added on the subject property to ensure sufficient head-light screening is provided.

Looking at the City's parking requirements, the proposed land use would be considered a limited service restaurant (*i.e. does not provide indoor or on-site dining facilities*). Based on this designation, the minimum parking requirement would be one (1) parking space per 250 SF of building area, which would translate to a minimum parking requirement of six (6) parking spaces. Currently, the concept plan only shows the provision of five (5) parking spaces. This would need to be corrected at the time of site plan or an exception to the parking requirements will need to be requested from the Planning and Zoning Commission at that time. The dumpster orientation will also need to be corrected or granted an exception at the time of site plan approval for facing onto a public street.

According to the Engineering Department's *Standards of Design and Construction*, the minimum driveway spacing from an intersection of an R2U (*i.e. residential, two [2] lane, undivided roadway*) and a collector is 100-feet. In this case, the driveway spacing was not labeled on the concept plan, but staff estimates that the driveway is 30-feet from the intersection of Quail Run Road and Pecan Valley Road. By granting this Specific Use Permit (SUP), the Planning and Zoning Commission and City Council will be granting an exception to the driveway spacing requirements.

NOTIFICATIONS

On July 2 2020, staff mailed 35 notices to property owners and residents within 500-feet of the subject property. Staff also notified The Shores on Lake Ray Hubbard, Random Oaks/Shores, Stone Creek, Quail Run Valley, and Lakeview Summit Homeowners Associations (HOA's), which are the only Homeowners Associations (HOA's) or Neighborhood Organizations located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to allow for a *Restaurant with less than 2,000 SF with a Drive-Through or Drive-In*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) That the development and operation of a *Restaurant with Drive-Through, Less Than 2,000 SF* land use shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of the draft ordinance; and,
 - (b) That the development and operation of the proposed drive-through restaurant meet the minimum staking lane requirement of six (6) vehicle for each lane from the service window; and,
 - (c) That the development and operation of the proposed drive-through restaurant provide additional landscape screening to impair the visibility of headlights from motor vehicles.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: 150 Pecan Valley Dr
 Subdivision: A0131, S. King Survey, Tract 1; Pecan Valley Retail Lot 1 Block A
 General Location: NWC Goliad St & Pecan Valley Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: PD-65 w. N. SH-205 Overlay Current Use: Undeveloped/Vacant
 Proposed Zoning: PD-65 w. N. SH-205 Overlay Proposed Use: Restaurant w/ Drive-Thru
 Acreage: 2.246 Lots [Current]: 1 Lots [Proposed]: 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	JCDB Goliad Holdings, LLC	<input type="checkbox"/> Applicant	Wier & Associates, Inc.
Contact Person	Chad DuBose	Contact Person	Jake Fears, P.E.
Address	8350 N. Central Expressway Suite 1313	Address	2201 E. Lamar Blvd Suite 200E
City, State & Zip	Dallas, TX 75206	City, State & Zip	Arlington, TX 76006
Phone	214-701-8455	Phone	817-269-5011
E-Mail	chad@foremark.com	E-Mail	jakef@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

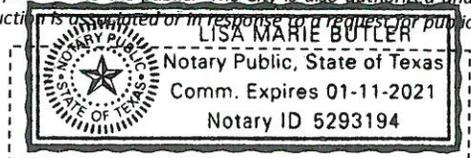
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19 day of June, 2020.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 1/11/21



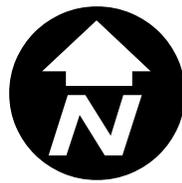
Z2020-026- SUP FOR 150 PECAN VALLEY DRIVE
 ZONING - LOCATION MAP = [location pin icon]



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

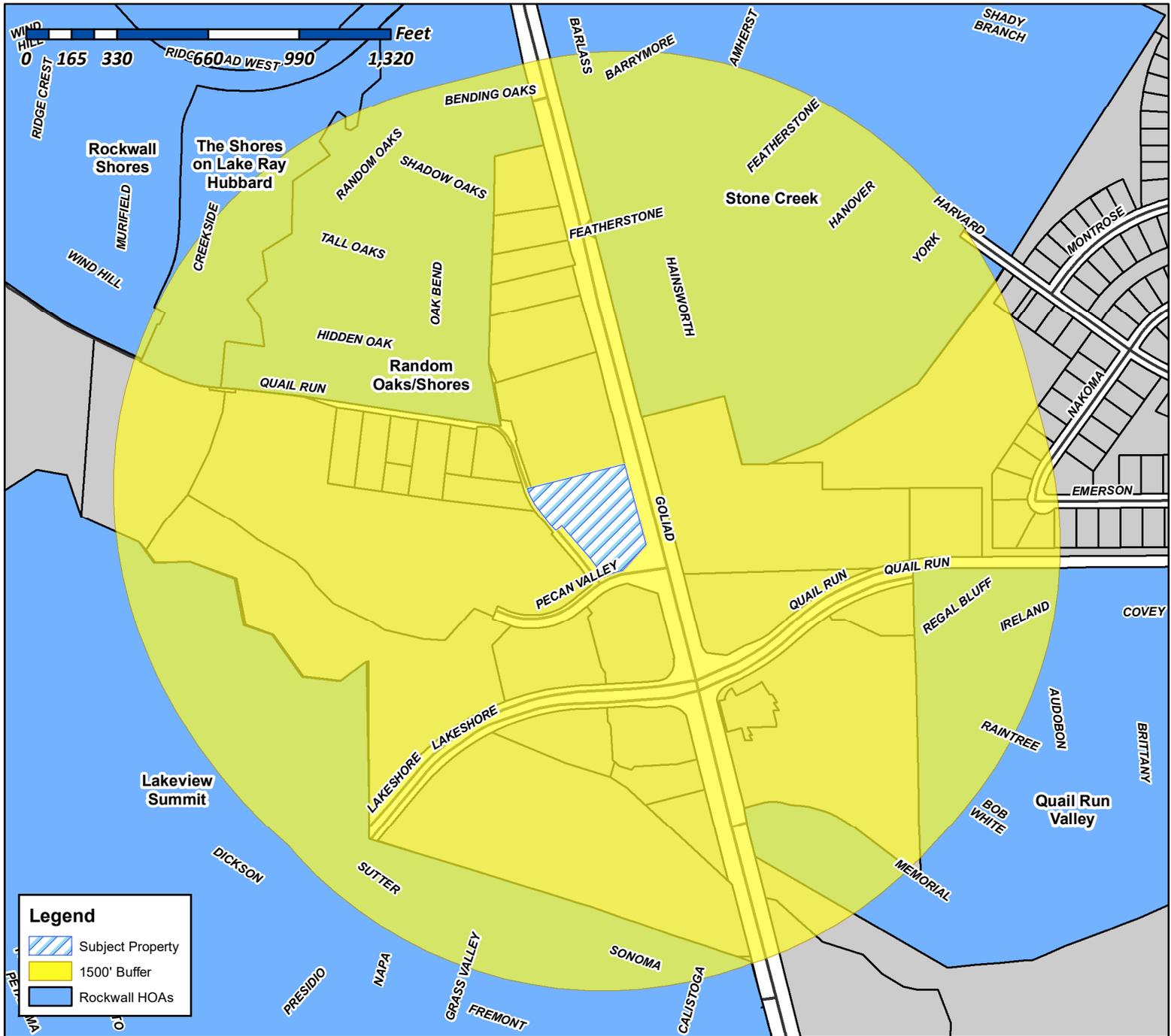




City of Rockwall

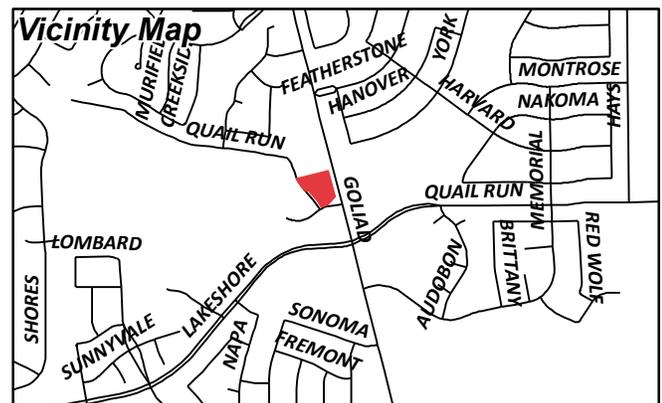
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2020-026
Case Name: SUP for 150 Pecan Valley Drive
Case Type: Specific Use Permit
Zoning: PD-65
Case Address: 150 Pecan Valley Drive

Date Created: 6/19/2020
For Questions on this Case Call (972) 771-7745



From: [Henry Lee](#)
Cc: [Gonzales, David](#); [Miller, Ryan](#)
Subject: Homeowners Association/Neighborhood Notification Program
Date: Wednesday, July 1, 2020 5:08:17 PM
Attachments: [HOA Map \(06.19.2020\).pdf](#)
[Public Notice \(06.19.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [June 26, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 14, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 20, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-026 SUP for a Restaurant with a Drive-Through at 150 Pecan Valley Drive

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Drive-Through, Less Than 2,000 SF on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

Thank you,

Henry Lee



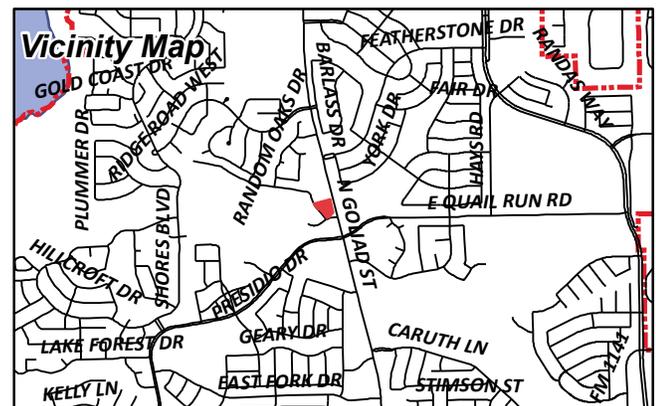
City of Rockwall

Planning & Zoning Department
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Case Number: Z2020-026
Case Name: SUP for 150 Pecan Valley Drive
Case Type: Specific Use Permit
Zoning: PD-65
Case Address: 150 Pecan Valley Drive



Date Created: 6/19/2020
For Questions on this Case Call (972) 771-7745

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

M REA PROPERTIES 2 LLC
1234 TRALEE LN
GARLAND, TX 75044

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
AUSTIN, TX 78660

CHAPMAN BOBBY E II AND AMY L CHAMPMAN
1821 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE
1823 HAINSWORTH DRIVE
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L
1825 HAINSWORTH DR
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C
1827 HAINSWORTH DRIVE
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
2004 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
2007 N GOLIAD
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC
203 E INTERSTATE 30
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2265 NORTH LAKESHORE
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
3009 N GOLIAD
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN
LEGAL DEPT.
3150 HORIZON RD
ROCKWALL, TX 75032

CH RETAIL FUN II/DALLAS LAKESHORE LP
3819 MAPLE AVENUE
DALLAS, TX 75219

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

JAVKER REALTY CORP
42 BOND ST
NEW YORK, NY 10012

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

REBAC OF ROCKWALL LLC
6000 UNIVERSITY AVE STE 350
WEST DES MOINES, IA 50266

GOLIAD REAL ESTATE LLC
7700 EASTERN AVENUE SUITE 705
DALLAS, TX 75209

REY LUIS SR AND JUDY L
806 YORK DR
ROCKWALL, TX 75087

ODEYEMI ADETUNJI
808 YORK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
825 GOLIAD
ROCKWALL, TX 75087

MOORE WORTH INVESTMENTS LLC
8445 FREEPORT PKWY SUITE 175
IRVING, TX 75063

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-026: SUP for a Restaurant at 150 Pecan Valley Drive

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Drive-Through, Less Than 2,000 SF on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 20, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-026: SUP for a Restaurant at 150 Pecan Valley Drive

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



WIER & ASSOCIATES, INC.
ENGINEERS
SURVEYORS
LAND PLANNERS

June 19, 2020

City of Rockwall
Planning & Zoning Dept.
385 S. Goliad St
Rockwall, Texas 75087

**RE: LETTER OF EXPLANATION – SPECIFIC USE PERMIT
NW CORNER OF GOLIAD & PECAN VALLEY
W&A# 19022**

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.
TIM V. WALLACE, P.E.

Dear Planning and Zoning Staff:

Foremark Real Estate intends to develop a portion of a 2.174-acre parcel of land, zoned as PD-65 within the N. SH-205 Overlay District, and situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas. Said property is generally located at the northwest corner of Goliad St and Pecan Valley Dr and is addressed as 150 Pecan Valley Dr.

This Letter of Explanation is accompanying a submittal for a Specific Use Permit request for the approval to construct a 792±-sf restaurant with drive-through on the southern portion of the tract. This development requires a Specific Use Permit due to being a restaurant, less than 2,000-sf, with drive-through or drive-in facilities. The developable area south of the existing creek is bound by several site constraints, which include easements, right-of-way dedication, and floodplain. The restaurant, if approved, will not be constructed until the proposed City sanitary sewer main re-alignment is in place and the existing lift station is abandoned.

We request that the review of the Specific Use Permit application for the property noted above be acted upon by staff. Please contact the developer, Chad DuBose with Foremark Real Estate, by phone at 214-701-8455 or via email at chad@foremark.com or the developer's engineer, Jake Fears, P.E. with Wier & Associates, Inc., by phone at 817-269-5011 or via email at jakef@wierassociates.com with any questions or comments.

Respectfully,

Jake Fears, P.E., LEED AP
Senior Associate

2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006-7440
(817) 467-7700
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM

121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
TOLL FREE FAX (844) 325-0445

BEING A TRACT OF LAND LOCATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO JCDB GOLIAD HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 2019000009184, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "STOVALL", BEING THE SOUTH CORNER OF SAID JCDB GOLIAD TRACT AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY DRIVE (A 50' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF QUAIL RUN ROAD (A 50' RIGHT-OF-WAY);

ALONG THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD AS FOLLOWS:

1) N 35°33'55" W, 69.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";

2) N 41°00'51" W, 69.59 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS N 41°00'51" W, 95.11 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR QUAIL RUN ROAD AS SHOWN ON THE PLAT RECORDED IN CABINET G, PAGE 281, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE N 48°59'09" E, DEPARTING THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD, 20.79 FEET TO A POINT;

THENCE N 75°49'41" E, 102.18 FEET TO A POINT;

THENCE N 49°16'23" E, 59.99 FEET TO A POINT;

THENCE 75°50'22" E, 51.98 FEET TO A POINT;

THENCE S 14°09'38" E, 100.31 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (STATE HIGHWAY NO. 205) (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A CONCRETE MONUMENT FOUND BEARS N 43°35'00" E, 11.82 FEET;

THENCE S 43°35'00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 110.62 FEET TO A POINT, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 88.33 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 18°24'13", AND A CHORD BEARING S 71°24'37" W, 87.95 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.579 ACRES (25,233 SQUARE FEET) OF LAND, MORE OR LESS.

PRINTED: 7/8/2020 5TB FILE: WIER-PAVING-STB LAST SAVED: 7/8/2020 4:23 PM SAVED BY: PRESTONG FILE: SUP SITE PLAN DUNKIN.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

LEGEND

-  PARKING COUNT
-  LANDSCAPE AREA (REF: LANDSCAPE PLAN)
-  CONCRETE SIDEWALK

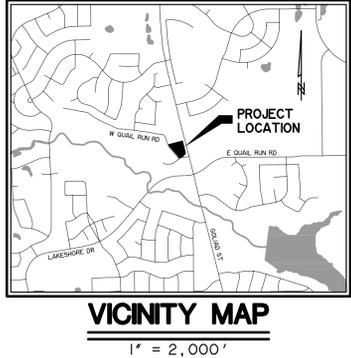
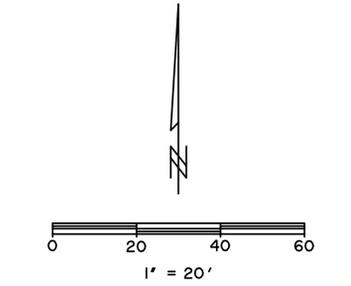
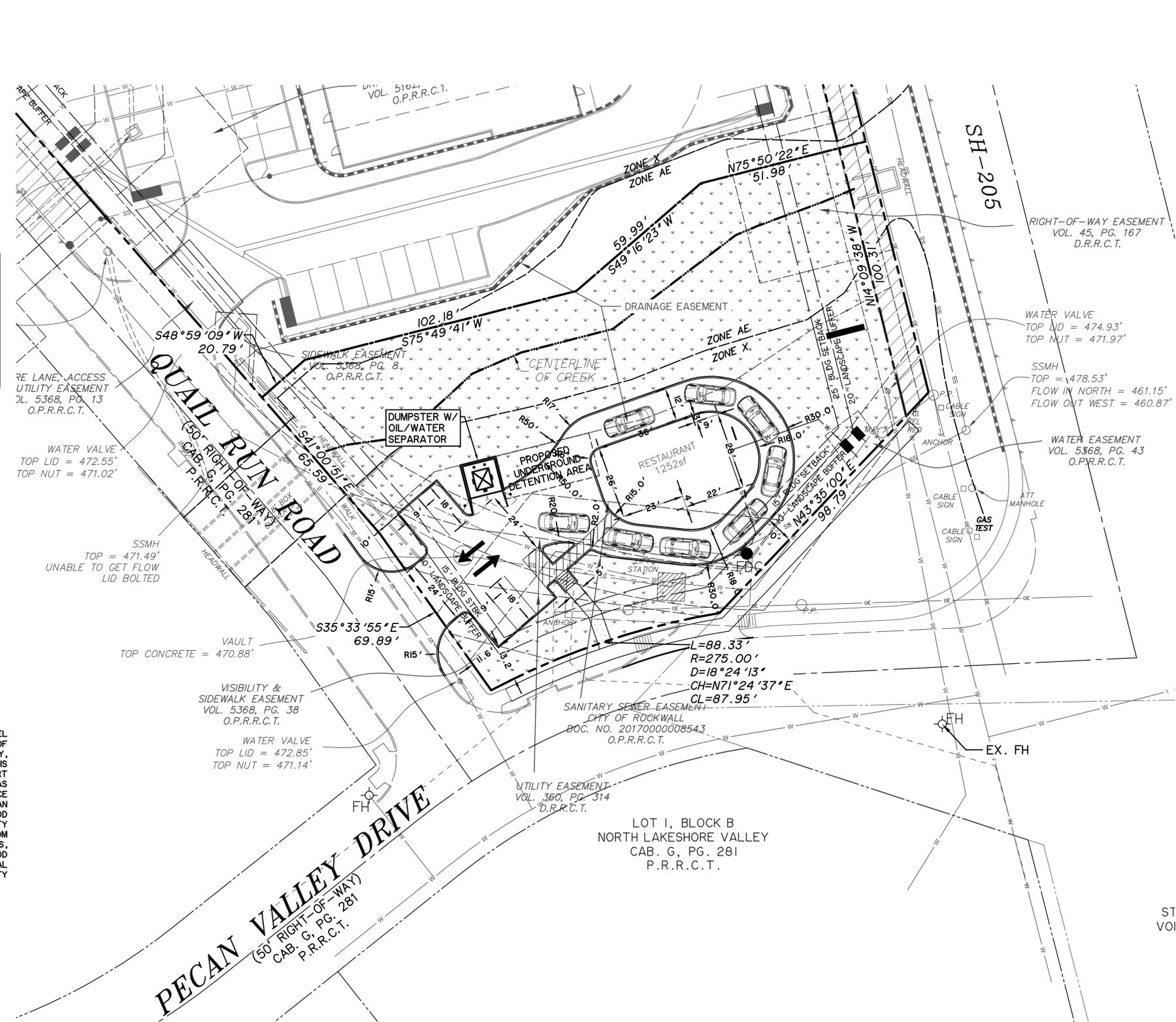
- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'AE' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A'. AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

DEVELOPER
 FOREMARK REAL ESTATE
 CONTACT: CHAD DUBOSE
 8350 N CENTRAL EXPWY, STE 1313
 DALLAS, TEXAS 75206
 PHONE: (214) 891-3215
 CHAD@FOREMARK.COM

ENGINEER
 WIER & ASSOCIATES
 CONTACT: JAKE FEARS, P.E.
 2201 E. LAMAR BLVD., SUITE #200E
 ARLINGTON, TX 76006
 PHONE: (817) 467-7700
 FAX: (817) 467-7713
 JAKEF@WIERASSOCIATES.COM



SITE DATA CHART

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	RESTAURANT
LOT AREA (ARTIFICIAL)	0.579± AC (25,233 SF)
BUILDING AREA	1252 SF (REQUIRES SUP APPROVAL)
BUILDING HEIGHT	18'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
BUILDING/LOT COVERAGE	3.4%
LANDSCAPE AREA	18,000 SF
LANDSCAPE COVERAGE	71.3%

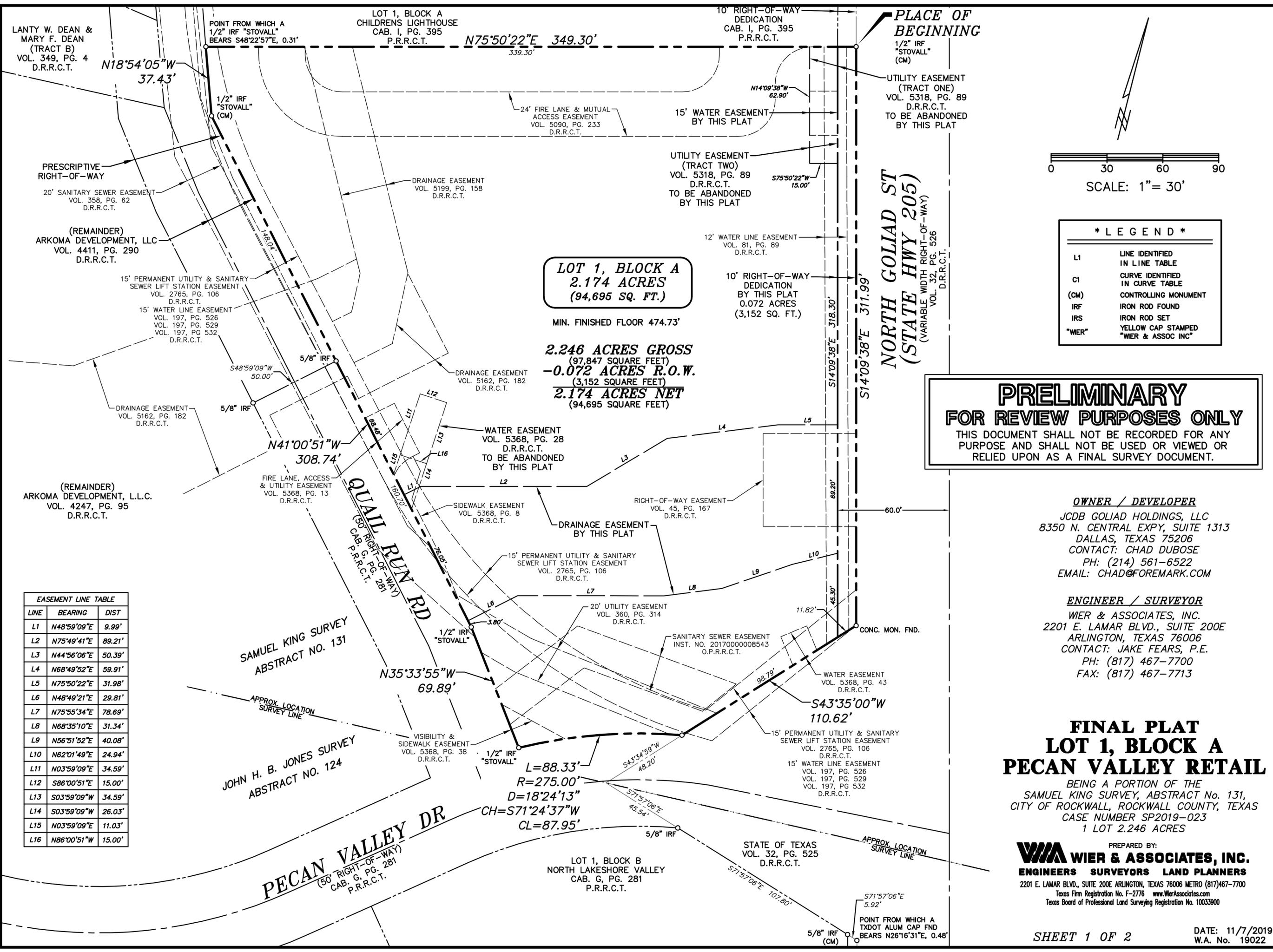
**SUP SITE PLAN
 RESTAURANT
 150 PECAN VALLEY DR
 ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

July 8, 2020

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Jacob H. Fears, PE Texas Registration No. 99376 On Date Shown Below.



LANTY W. DEAN & MARY F. DEAN (TRACT B) VOL. 349, PG. 4 D.R.R.C.T.

POINT FROM WHICH A 1/2" IRF "STOVALL" BEARS S48°22'57"E, 0.31'

LOT 1, BLOCK A CHILDRENS LIGHTHOUSE CAB. I, PG. 395 P.R.R.C.T. N75°50'22"E 349.30'

10' RIGHT-OF-WAY DEDICATION CAB. I, PG. 395 P.R.R.C.T.

PLACE OF BEGINNING 1/2" IRF "STOVALL" (CM)

UTILITY EASEMENT (TRACT ONE) VOL. 5318, PG. 89 D.R.R.C.T. TO BE ABANDONED BY THIS PLAT

UTILITY EASEMENT (TRACT TWO) VOL. 5318, PG. 89 D.R.R.C.T. TO BE ABANDONED BY THIS PLAT

PRESCRIPTIVE RIGHT-OF-WAY 20' SANITARY SEWER EASEMENT VOL. 358, PG. 62 D.R.R.C.T.

(REMAINDER) ARKOMA DEVELOPMENT, LLC VOL. 4411, PG. 290 D.R.R.C.T.

15' PERMANENT UTILITY & SANITARY SEWER LIFT STATION EASEMENT VOL. 2765, PG. 106 D.R.R.C.T.

15' WATER LINE EASEMENT VOL. 197, PG. 526 VOL. 197, PG. 529 VOL. 197, PG. 532 D.R.R.C.T.

DRAINAGE EASEMENT VOL. 5199, PG. 158 D.R.R.C.T.

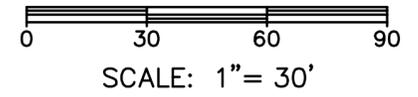
12' WATER LINE EASEMENT VOL. 81, PG. 89 D.R.R.C.T.

10' RIGHT-OF-WAY DEDICATION BY THIS PLAT 0.072 ACRES (3,152 SQ. FT.)

LOT 1, BLOCK A
2.174 ACRES
(94,695 SQ. FT.)

MIN. FINISHED FLOOR 474.73'

2.246 ACRES GROSS
(97,847 SQUARE FEET)
-0.072 ACRES R.O.W.
(3,152 SQUARE FEET)
2.174 ACRES NET
(94,695 SQUARE FEET)



*** LEGEND ***

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER
JCDB GOLIAD HOLDINGS, LLC
8350 N. CENTRAL EXPY, SUITE 1313
DALLAS, TEXAS 75206
CONTACT: CHAD DUBOSE
PH: (214) 561-6522
EMAIL: CHAD@FOREMARK.COM

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: JAKE FEARS, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

FINAL PLAT
LOT 1, BLOCK A
PECAN VALLEY RETAIL

BEING A PORTION OF THE SAMUEL KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NUMBER SP2019-023 1 LOT 2.246 ACRES

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

EASEMENT LINE TABLE

LINE	BEARING	DIST
L1	N48°59'09"E	9.99'
L2	N75°49'41"E	89.21'
L3	N44°56'06"E	50.39'
L4	N68°49'52"E	59.91'
L5	N75°50'22"E	31.98'
L6	N48°49'21"E	29.81'
L7	N75°55'34"E	78.69'
L8	N68°35'10"E	31.34'
L9	N56°51'52"E	40.08'
L10	N62°01'49"E	24.94'
L11	N03°59'09"E	34.59'
L12	S86°00'51"E	15.00'
L13	S03°59'09"W	34.59'
L14	S03°59'09"W	26.03'
L15	N03°59'09"E	11.03'
L16	N86°00'51"W	15.00'

SAMUEL KING SURVEY ABSTRACT NO. 131

JOHN H. B. JONES SURVEY ABSTRACT NO. 124

PECAN VALLEY DR (50' RIGHT-OF-WAY) CAB. G, PG. 281 P.R.R.C.T.

LOT 1, BLOCK B NORTH LAKESHORE VALLEY CAB. G, PG. 281 P.R.R.C.T.

STATE OF TEXAS VOL. 32, PG. 525 D.R.R.C.T.

APPROX. LOCATION SURVEY LINE

POINT FROM WHICH A TXDOT ALUM CAP FND BEARS N26°16'31"E, 0.48'

PRINTED: 11/7/2019 STB FILE: WIER-SURVEY.STB LAST SAVED: 11/7/2019 8:03 PM SAVED BY: AARONS FILE: FINAL-PLAT-19022.DWG BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [ORDINANCE NO. 17-03] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A RESTAURANT, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES ON A 0.579-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 65 (PD-65), IDENTIFIED AS TRACT 1 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Jake Fears, P.E. of Weir & Associates, Inc. for the approval of a Specific Use Permit (SUP) for the purpose constructing a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* on a 0.579-acre tract of land, zoned Planned Development District 65 (PD-65) [Ordinance No. 17-03] for General Retail (GR) District land uses, and being identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], addressed as 150 Pecan Valley Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [Ordinance No. 17-03] and the Unified Development Code [Ordinance 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That Planned Development District 65 (PD-65) [Ordinance No. 17-03] and the Unified Development Code [Ordinance 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* as stipulated by Planned Development District 65 (PD-65) [Ordinance No. 17-03] and Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance 20-02] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 65 (PD-65) [Ordinance No. 17-03] and Section 06.01, *Overlay Districts*, and Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance 20-02] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as my be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The site plan shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) Additional landscaping and a berm shall be required along *Pecan Valley Drive* and *N. Goliad Street* to provide headlight screening for vehicles traveling on *N. Goliad Street* from the vehicles in the drive-through cueing lane.
- 3) The stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane from the point of order.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02] will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or

circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF AUGUST, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

Exhibit 'A':
Legal Description

BEING A TRACT OF LAND LOCATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO JCDB GOLIAD HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 2019000009184, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "STOVALL", BEING THE SOUTH CORNER OF SAID JCDB GOLIAD TRACT AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY DRIVE (A 50' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF QUAIL RUN ROAD (A 50' RIGHT-OF-WAY);

ALONG THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD AS FOLLOWS:

(1) N 35°33'55" W, 69.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";

(2) N 41°00'51" W, 69.59 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS N 41°00'51" W, 95.11 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR QUAIL RUN ROAD AS SHOWN ON THE PLAT RECORDED IN CABINET G, PAGE 281, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE N 48°59'09" E, DEPARTING THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD, 20.79 FEET TO A POINT;

THENCE N 75°49'41" E, 102.18 FEET TO A POINT; THENCE N 49°16'23" E, 59.99 FEET TO A POINT;

THENCE 75°50'22" E, 51.98 FEET TO A POINT;

THENCE S 14°09'38" E, 100.31 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (STATE HIGHWAY NO. 205) (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A CONCRETE MONUMENT FOUND BEARS N 43°35'00" E, 11.82 FEET;

THENCE S 43°35'00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 110.62 FEET TO A POINT, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 88.33 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 18°24'13", AND A CHORD BEARING S 71°24'37" W, 87.95 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.579 ACRES (25,233 SQUARE FEET) OF LAND, MORE OR LESS.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July 14, 2020
APPLICANT: Leslie & Scott Milder
CASE NUMBER: Z2020-027; *Specific Use Permit (SUP) for 803 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of a Specific Use Permit (SUP) for a *General Retail Store* and *Banquet Facility/Event Venue* on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property is considered to be a part of the Old Town Rockwall Addition, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the 2017 Historic Resource Survey, the existing single-family home was constructed in 1903, and is currently identified as a *Medium Contributing* asset. The Rockwall Central Appraisal District (RCAD), list the size of the structure as 1,738 SF. According to the zoning map from January 3, 1972 the subject property was zoned Single-Family 3 (SF-3) District. By 1983 this designation had been changed to a Single-Family 7 (SF-7) District according to the August 16, 1983 zoning map. On August 1, 2005, the subject property was rezoned from a Single-Family 7 (SF-7) District to Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses [*Case No. Z2005-026; Ordinance No. 05-35*]. On August 18, 2014, the City Council approved a Specific Use Permit (SUP) [*Case No. Z2014-019; Ordinance No. 14-34*] for *Antique/Collectable Sales* in conjunction with a *General Retail Store*. The approval of this Specific Use Permit (SUP) was followed up with the submission and approval of a site plan (*Case No. SP2014-026*) on October 28, 2014, converting the land use from a residential land use to a non-residential land use; however, the Specific Use Permit (SUP) allowing *Antique/Collectable Sales* in conjunction with a *General Retail Store* was never utilized and expired in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

On December 16, 2015, the owners of the property -- *Scott and Leslie Milder* -- submitted an application requesting to amend Planned Development District 50 (PD-50) to allow for a *Banquet Facility/Event Venue* by Specific Use Permit (SUP) in the district. This was approved by the City Council on February 1, 2016 through *Ordinance No. 16-15*. A subsequent Specific Use Permit (SUP) application requesting a *Banquet Facility/Event Venue* on the subject property was submitted and approved by the City Council on March 7, 2016 [*Ordinance No. 16-22; S-149*]. As part of this approval, the City Council allowed the applicant to defer the development of the cross-access drive until the single-family home at 802 S. Alamo Street [1] rezoned to Planned Development District 50 (PD-50) [*or another non-residential zoning*], and [2] converted the land use to a non-residential land use. In addition, a variance to allow for a gravel drive extending from the concrete parking areas to Alamo Street was approved. This drive was later reconstructed out of concrete by the applicant. Following the approval of the Specific Use Permit (SUP), a replat for the subject property [*Case No. P2015-036*] was filed with Rockwall County on January 29, 2016, creating Lot 1, Block A, Our House Addition. On July 7, 2016, a Certificate of Occupancy (CO) was issued for Our House.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for a *General Retail Store* and *Banquet Facility/Event Hall* for the subject property in accordance with Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The purpose of

this request is to establish a cigar shop in conjunction with a *Banquet Facility/Event Venue* on the subject property. This will be a new business and not be associated with the previous *Banquet Facility/Event Venue*.

ADJACENT LAND USES AND ACCESS

The subject property is located at 803 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1,102 SF office building (*801 N. Goliad Street*) situated on a 0.1522-acre parcel of land (*i.e. Lot 1, Block A, Double T. Ventures Addition*). Beyond this are two (2) single-family homes followed by Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of the properties in this area are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

South: Directly south of the subject property is a 1,032 SF office building (*801 N. Goliad Street*), a 1,216 SF office building (*705 N. Goliad Street*), and two (2) single-family residential homes. The residential properties are zoned Single-Family 7 (SF-7) District and the two (2) office buildings are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an office building (*802 N. Goliad Street*) and a vacant lot (*804 N. Goliad Street*). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

West: Directly west of the subject property is N. Alamo Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several single-family homes zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The existing *Banquet Facility/Event Venue* (*i.e. Our House*) currently operates out of the 1,738 SF converted single-family home. Kurt Naumann of Eldorado Fine Cigars, LLC has submitted a letter proposing to supplant the current business and establish with a *General Retail Store* and *Banquet Facility/Event Venue*. The proposed *General Retail Store* will be a cigar shop that -- *according to Mr. Naumann's letter* -- "...tailors to the cigar enthusiast, including comfortable seating throughout the store, multiple TV's, and a walk-in humidor..." The facility will also host special events centered around cigar brands for their customers. In addition, the letter states that they also want to offer the space to rent for private parties and celebrations.

CONFORMANCE TO THE CITY'S CODES

According to Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] the subject property is restricted to the land uses permitted within the Residential-Office (RO) District, and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *General Retail Store* and *Banquet Facility/Event Venue* requires a Specific Use Permit (SUP) in the Residential-Office (RO) District. Neither of these land uses require additional conditional use restrictions; however, *Ordinance No. 17-19* does define a *Banquet Facility/Event Venue* "...as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public."

STAFF ANALYSIS

Since the applicant is proposing to continue to use the property as a *Banquet Facility/Event Venue*, staff has carried the operational conditions of *Ordinance No. 16-22 (S-149)* over to the new draft ordinance. Staff also added several requirements pertaining to the operation of a *General Retail Store*. With this being said, staff needs to point out that when this property was granted the original Specific Use Permit (SUP) [*S-149; Ordinance No. 16-22*], a waiver was granted through the ordinance that allowed the applicant to defer the construction of the 24-foot cross-access drive -- *connecting the subject property to both 801 & 807 N. Goliad Street [SH-205]* -- until the residential property at *802 S. Alamo Street* was rezoned to a non-residential zoning

and converted to a commercial land use. Currently, the property at 802 S. Alamo Street faces on to Alamo Street and all the properties on this street are residential. This property owner has also not indicated an intent to rezone the property; however, staff has added this to the new draft ordinance using the same wording as the original ordinance. Since the proposed ordinance will supersede the existing ordinance this approval is a discretionary decision for the City Council, and the City Council retains the ability to change any of the operational conditions in the draft ordinance prior to adoption.

NOTIFICATIONS

On July 2, 2020, staff mailed 99 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had two (2) online property owner notifications and one (1) email in favor of the request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to or a *General Retail Store* and *Banquet Facility/Event Hall* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The subject property should maintain general conformance with the *Concept Plan* contained in *Exhibit 'C'* of the draft ordinance.
 - (b) The hours of operation for the *Banquet Facility/Event Hall* shall be limited to Sunday through Thursday, 8:00 AM – 9:00 PM and Friday & Saturday, 8:00 AM – 11:00 PM.
 - (c) The hours of operation for the *General Retail Store* shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
 - (d) No on-premise food preparation shall be permitted. Service areas shall only be utilized for pre-packaged and/or catered food services.
 - (e) The sale of alcoholic beverages shall be prohibited; however, alcohol shall be permitted to be provided by the guests for events associated with the *Banquet Facility/Event Hall*.
 - (f) No events held on premise shall be open to the general public.
 - (g) A uniformed, state licensed security guard and/or off-duty police officer shall be present for events that include the provision of beer, wine and/or liquor. Events that limit alcohol consumption to champagne are exempt from this provision.
 - (h) Live outdoor music shall be prohibited.
 - (i) No event parking shall be permitted along Goliad Street or Alamo Street.
 - (j) The parking requirement for the proposed Banquet Facility/Event Venue is 14 parking spaces (*i.e. 1580 SF/100 SF = 16 Parking Spaces; Less two [2] parking spaces which were waived by the City Council on February 15, 2016*).
 - (k) The indoor areas shall be limited to maximum occupancy of 49 people.
 - (l) In the event that the property at 802 N. Alamo Street (*i.e. the property to the southwest of the subject property*) rezones and converts the property to a commercial land use the dedicated 20-foot cross access easement on the subject property shall be paved with concrete to connect the adjacent properties (*i.e. 802 N. Alamo Street and 801 & 807 N. Goliad*

Street) as depicted in *Exhibit 'B'* of the draft ordinance. All paving must be constructed within 60 days of an approved site plan for the property at 802 N. Alamo Street, and shall be in accordance with the standards of Article 06, *Parking and Loading*, of the Unified Development Code.

- (m) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 3.2, *Compliance*, of the draft ordinance.
- (2) The applicant will be required to apply for a Certificate of Occupancy (CO) for the subject property prior to commencing operations; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: 803 N. Goliad Rockwell TX 75087
 Subdivision: OVR HOUSE ADDITION Lot 1 Block A
 General Location: Hwy 205 between Heath Street and Kaufman

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: Residential Office/Light Retail Current Use: NONE
 Proposed Zoning: SAME Proposed Use: Ciger Lounge
 Acreage: 0.66 Lots [Current]: 1 Lots [Proposed]: 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner: Leshia and Scott Milder Applicant: _____
 Contact Person: Scott Milder Contact Person: _____
 Address: 501 Camp Creek Rd. Address: _____
 City, State & Zip: Rockwall, TX 75087 City, State & Zip: _____
 Phone: 214 497 6411 Phone: _____
 E-Mail: milderman@gmail.com E-Mail: _____

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Scott Milder [Owner] the undersigned, who stated the information on this application to be true and certified the following:

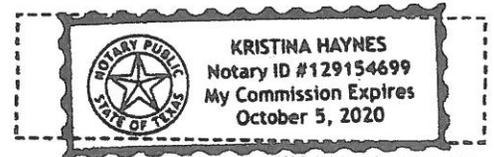
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19 day of JUNE, 2020

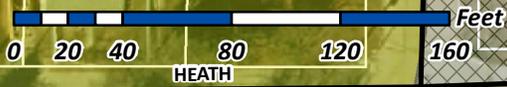
Owner's Signature

[Signature]
[Signature]

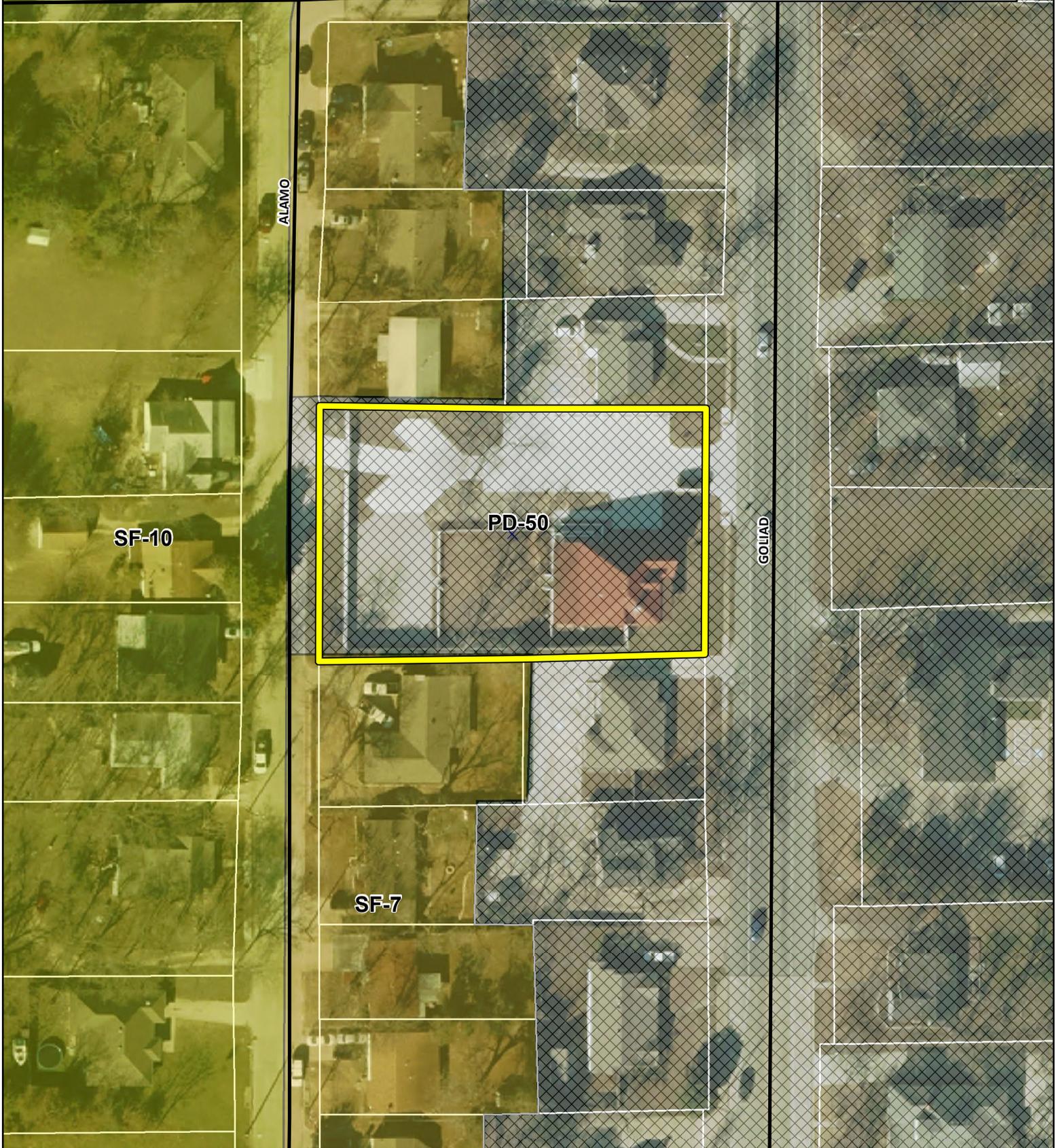
Notary Public in and for the State of Texas



My Commission Expires



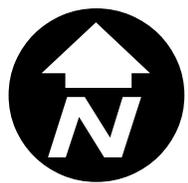
Z2020-026- SUP FOR 803 N. GOLIAD STREET
ZONING - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

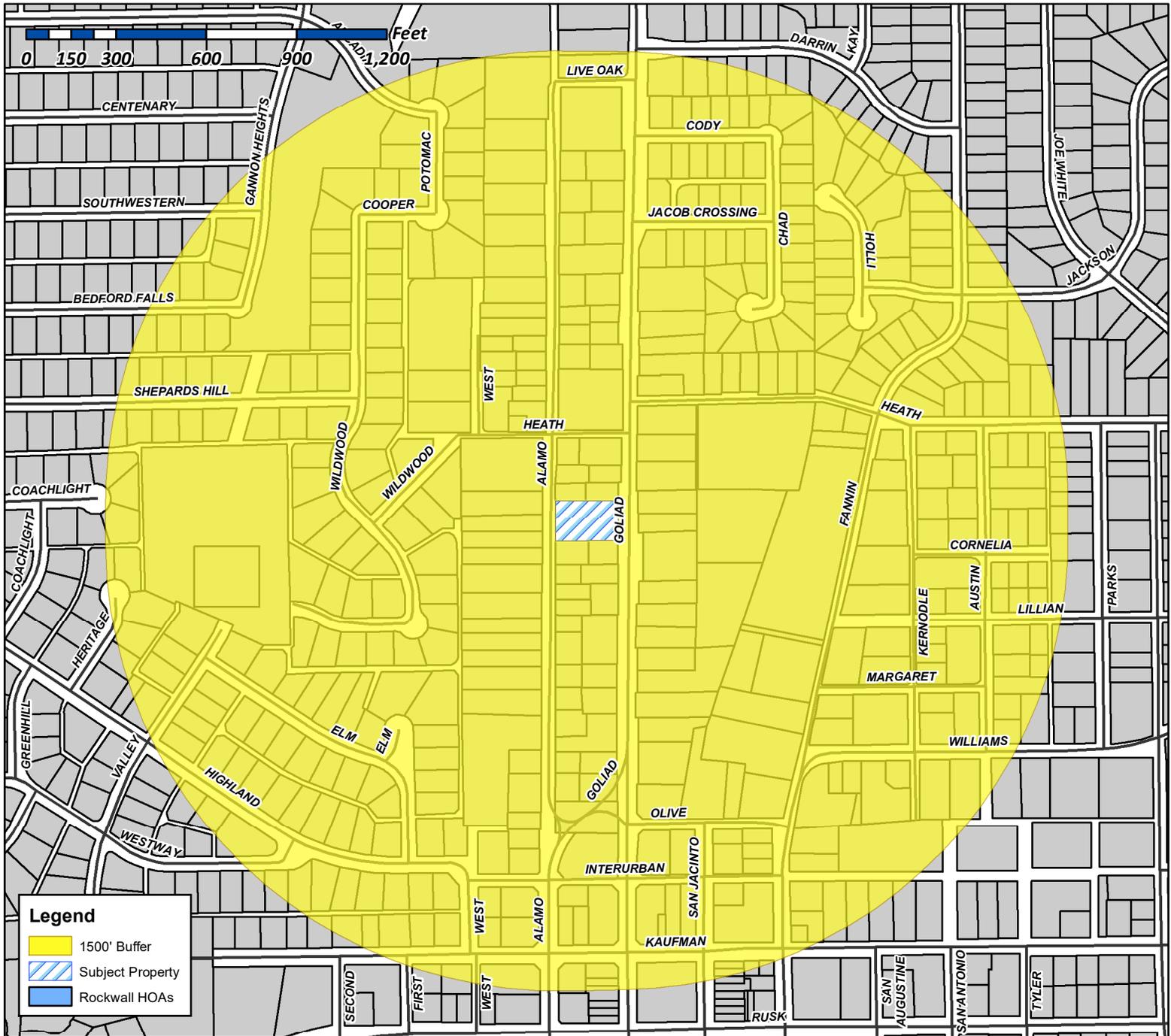
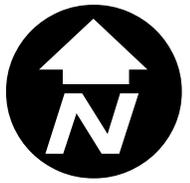




City of Rockwall

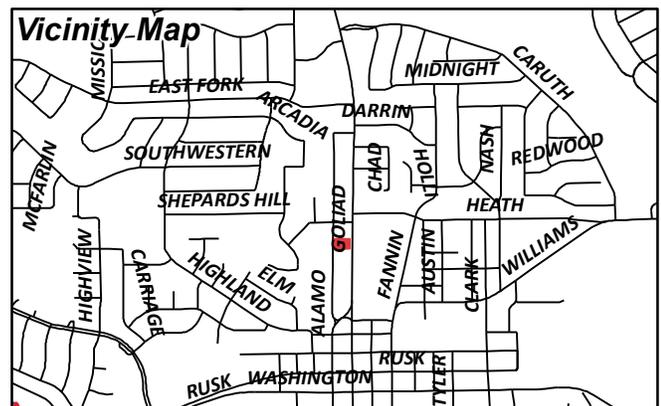
Planning & Zoning Department
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Rockwall, Texas 75087
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Case Number: Z2020-027
Case Name: SUP for 803 N. Goliad Street
Case Type: Specific Use Permit
Zoning: PD-50
Case Address: 803 N. Goliad Street

Date Created: 6/21/2020
For Questions on this Case Call (972) 771-7745

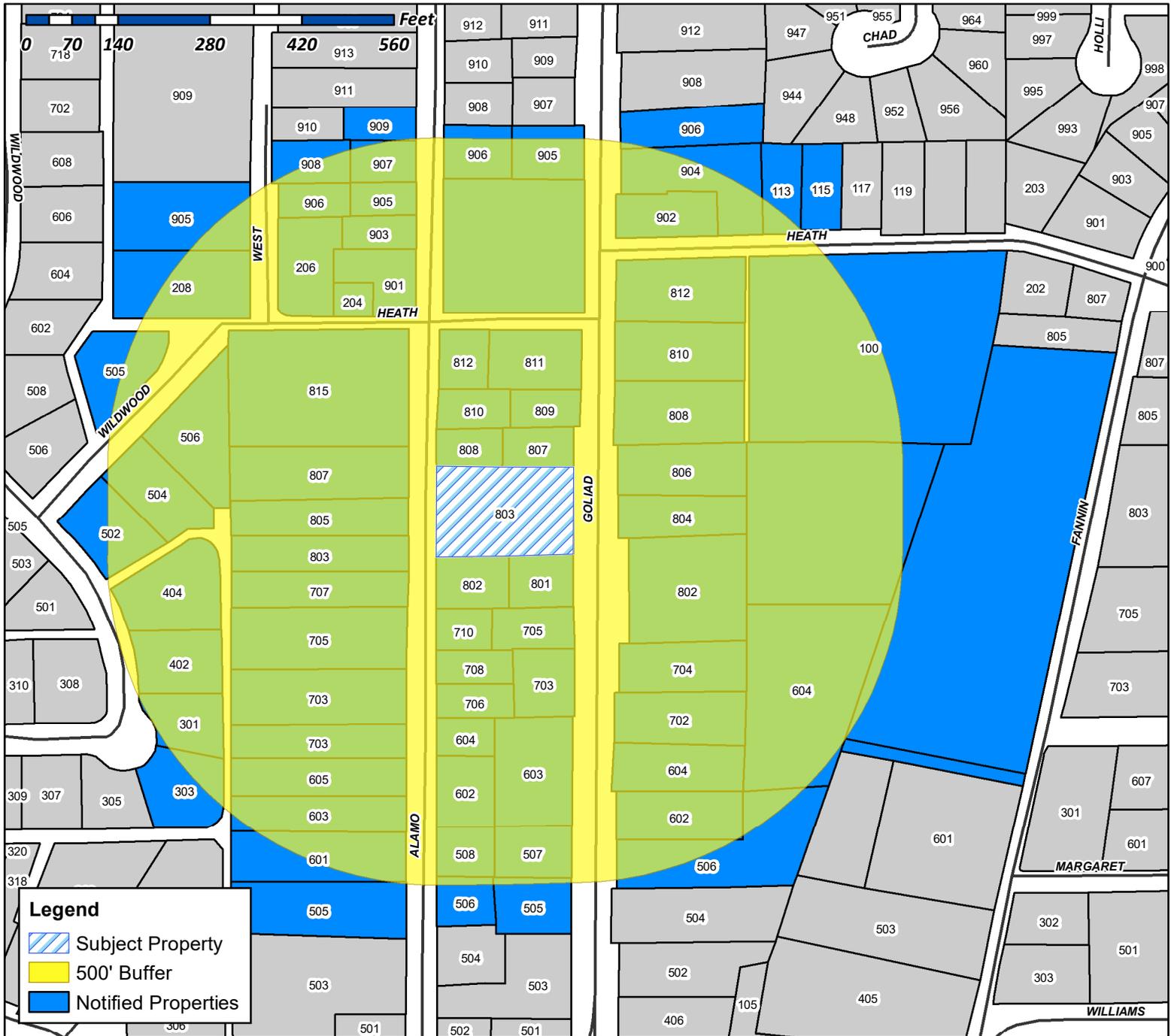




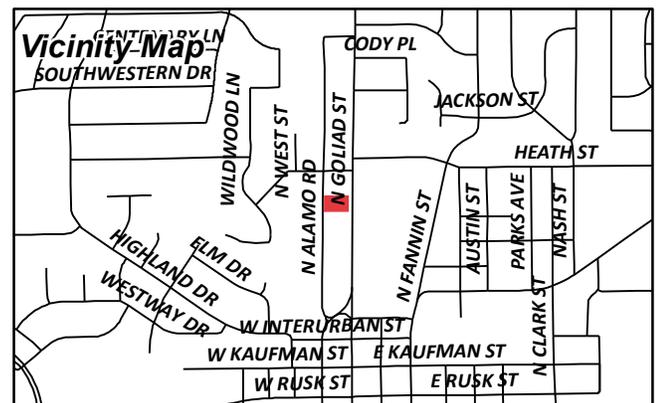
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For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
100 E HEATH
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
104 SCENIC DR
HEATH, TX 75032

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

CHISENHALL ROBERT
115 E HEATH ST
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
1270 COASTAL DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
1614 S LAKESHORE DR
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 W HEATH
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

FALLS DAVID C & TERRI L
3608 LAKESIDE DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
3922 MEDITERRANEAN ST
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

COOK CAROLINE D
404 WILDWOOD LN
ROCKWALL, TX 75087

MORGAN NANCY D
429 PARK PLACE BLVD
ROCKWALL, TX 75087

HOWELL RONALD & MICHELE
434 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

WOODARD CARL E ET UX
502 WILDWOOD TER
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

CURRENT RESIDENT
505 WILDWOOD
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
JACK HADLEY JR
508 N ALAMO RD
ROCKWALL, TX 75087

SMITH GREGORY S
510 LIFE SPRING DR
ROCKWALL, TX 75087

HAM JOSHUA L
512 HIGHVIEW LANE
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CURRENT RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K
803 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
804 N GOLIAD
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE
805 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
806 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
807 N GOLIAD
ROCKWALL, TX 75087

WYLIE KIMBERLY
808 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
808 N GOLIAD
ROCKWALL, TX 75087

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

WAY CODY B AND AMBER C
812 NORTH ALAMO STREET
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
901 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
902 N GOLIAD
ROCKWALL, TX 75087

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
905 N ALAMO ST
ROCKWALL, TX 75087

CURRENT RESIDENT
905 N WEST
ROCKWALL, TX 75087

WILLIAMS ALEX R
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD
ROCKWALL, TX 75087

POINTER PRICE AND
MANUEL LOZANO
906 N GOLIAD STREET
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

COOPER JAMES A & MICHELLE R
PO BOX 492
ROCKWALL, TX 75087

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-027: SUP for a General Retail Store at 803 N. Goliad Street

Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Banquet Facility/Event* on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 20, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-027: SUP for a General Retail Store at 803 N. Goliad Street

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-027

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Ronald

Last Name *

Briones

Address *

906 N West St

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

asayib@icloud.com

Phone Number

972-971-5540

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-027

Please place a check mark on the appropriate line below: *



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This additional use will improve the area by attracting shoppers to the area. The increased supports continued improvement to the property and creates sales tax for the city

Respondent Information

Please provide your information.

First Name *

Stuart

Last Name *

Meyers

Address *

506 n goliad

City *

Rockwall

State *

Tx

Zip Code *

75087

Email Address *

drsmeyers@gmail.com

Phone Number

214-769-1994

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

This content is neither created nor endorsed by Google.

Google Forms



Date: June 20, 2020

Legal Description: Eldorado Fine Cigars LLC. An upscale retail cigar lounge that sells premium cigars, pipe tobacco, and accessories.

Concept Plan: We request that smoking be permitted both inside and outside of the property, allowing for an exceptional smoking experience. We will create an atmosphere that tailors to the cigar enthusiast, including comfortable seating throughout the store, multiple TVs, and a walk-in humidor that will offer the world's finest cigars. We will create a festive outdoor seating area also, including patio seating, multiple TVs, yard picnic tables, and so on. We will host special events to entertain our customers, including brand events where manufacturer representatives and leaders in the cigar industry can offer education and incentives surrounding their brand. We will also offer space to rent for private parties and celebrations.

Eldorado Fine Cigars was first established in McKinney Texas in March of 2018. We acquired an existing store in the same space that was struggling and implemented a different approach. We created a cigar lounge with an inviting atmosphere, including comfortable lounge seating, big screen TVs, locker memberships offering exclusive discounts, cigar brand events, and created one of the best selections of cigars in the area. As a result, our store has grown significantly over the last couple of years and is considered one of the best cigar stores in North Texas. We intend to create the same environment and quality of service in the city of Rockwall with a second store. Eldorado Fine Cigars in Rockwall will complement the downtown area, offering another venue for entertainment and luxury that the community has grown to expect.

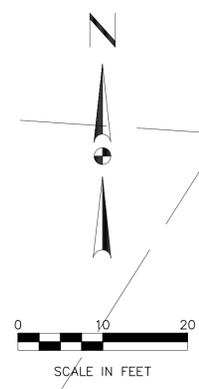
From: [G. David Smith](#)
To: [Miller, Ryan](#)
Subject: Z2020-027
Date: Tuesday, July 7, 2020 9:38:00 AM

I am in favor of this request. The requested use is a natural progression of the development along Goliad. The Milders have demonstrated good stewardship of the property.

Sent from my iPhone
G. David Smith
702 N. Goliad
Rockwall, Texas 75087
(972) 771-2579
(972) 771-0513 fax
Board Certified P.I. Trial Law

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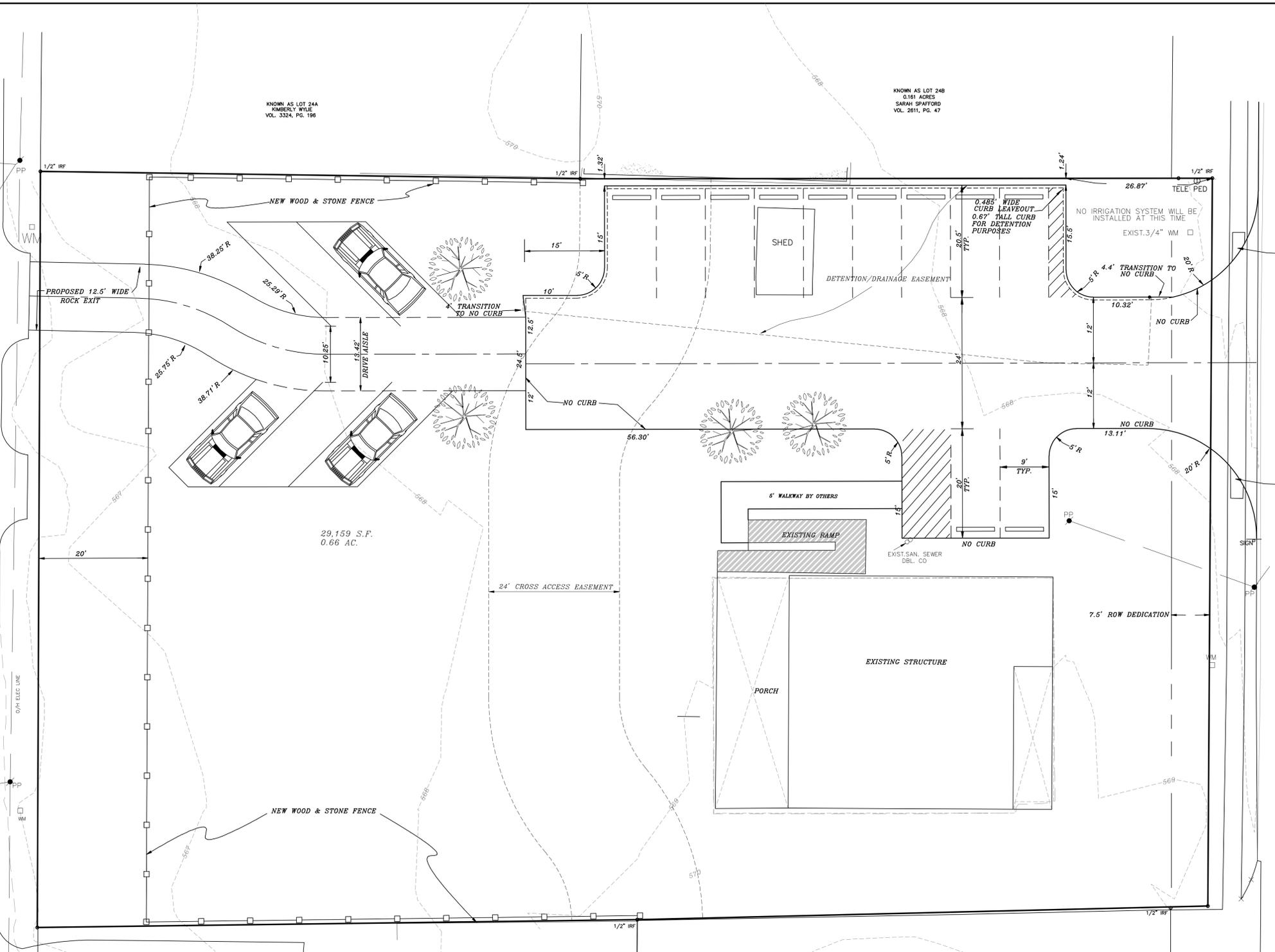
N. ALAMO STREET
EXIST 45' R.O.W.



DOUPHRATE & ASSOCIATES, INC.
ENGINEERING - PROJECT MANAGEMENT - SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
OUR HOUSE
803 N. GOLIAD STREET
B.F. BOYDSTON SRVVEY, ABST. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

10-13-15 REV. ACCESS ESMT., EX. RAMP & PARKING REVISION	W.L.D.
CHECKED	
DRAWN	GCW.
SCALE 1" = 10' H 1" = 5' V	
DATE	JULY 20, 2015
PROJECT	15016 SITE PLAN 2
	3/14



KNOWN AS LOT 24A
KIMBERLY WILE
VOL. 3324, PG. 196

KNOWN AS LOT 24B
0.161 ACRES
SARAH SPAFFORD
VOL. 2511, PG. 47

29,159 S.F.
0.66 AC.

LOT 1, BLOCK A
WAGNER CHRISTENSEN ADDITION
CAB. H. SLIDE 229

CARLOS GUEVARA
MONICA GUEVARA
VOL. 5484, PG. 187
O.P.R.R.C.T.

NOTE:
DIMENSIONS ARE TO BACK OF
CURB OR EDGE OF PAVEMENT

ZONING - PD50

TAX ROLL DESCRIPTION
PROPERTY ID 14033
AMICK, BLOCK 23A, .43 ACRES
PROPERTY ID 1435
AMICK, BLOCK 24C.

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.

P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

Owner
SCOTT MILDER

830 SHORES BLVD.
ROCKWALL, TEXAS 75087
214-497-6411

CITY OF ROCKWALL

ORDINANCE NO. 16-22

SPECIFIC USE PERMIT NO. S-149

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR A *BANQUET FACILITY/EVENT VENUE* WITHIN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ON A 0.670-ACRE PARCEL OF LAND, ADDRESSED AS 803 N. GOLIAD STREET AND BEING IDENTIFIED AS LOT 1, BLOCK A, OUR HOUSE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Scott and Leslie Milder for the approval of a Specific Use Permit (SUP) to allow a *Banquet Facility/Event Venue* on a 0.670-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, located within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] and Planned Development District 50 (PD-50) [*Ordinance No. 16-15*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for *Banquet Facility/Event Venue* within a Planned Development District 50 (PD-50) as stipulated by *Ordinance No. 16-15* and Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as set forth in Planned Development District 50 (PD-50) [*Ordinance No. 16-15*] and Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development

Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Banquet Facility/Event Venue* on the subject property at 803 N. Goliad Street and conformance to these stipulations are required for continued operations:

- 1) The hours of operation for this facility shall be limited to Sunday through Thursday, 8:00 AM – 9:00 PM and Friday & Saturday, 8:00 AM – 11:00 PM.
- 2) No on premise food preparation shall be permitted. Service areas shall only be utilized for pre-packaged and/or catered food services.
- 3) No events held on premise shall be open to the general public.
- 4) A uniformed, state licensed security guard and/or off-duty police officer shall be present for events that include the provision of beer, wine and/or liquor. Events that limit alcohol consumption to champagne are exempt from this provision.
- 5) Live outdoor music shall be prohibited.
- 6) No event parking shall be permitted along Goliad Street.
- 7) The parking requirement for the proposed *Banquet Facility/Event Venue* is 14 parking spaces (*i.e. 1580 SF/100 SF = 16 Parking Spaces; Less two [2] parking spaces which were waived by the City Council on February 15, 2016*).
- 8) In the event that the property at 802 N. Alamo Street (*i.e. the property to the southwest of the subject property*) rezones and converts the property to a commercial land use the dedicated 20-foot cross access easement on the subject property shall be paved with concrete to connect the adjacent properties (*i.e. 802 N. Alamo Street and 801 & 807 N. Goliad Street*) as depicted in *Exhibit 'B'* of this ordinance. All paving must be constructed within 60 days of an approved site plan for the property at 802 N. Alamo Street, and shall be in accordance with the standards of Article VI, *Parking and Loading*, of the Unified Development Code.
- 9) As depicted in *Exhibit 'C'* of this ordinance, a maximum of five (5) parking spaces (*conforming to the Engineering Departments Standards of Design Manual*) connected to a 12.5-foot, one-way drive exiting to Alamo Street shall be permitted to be constructed of crushed rock or a similar paving material (*to be approved by the City Engineer*) for a period of 36-months from the approval date of this ordinance. After 36-months the alternative parking surface shall be removed and repaved in accordance with the standards of Article VI, *Parking and Loading*, of the Unified Development Code (*i.e. concrete*). Alternatively, the applicant may request that the City Council grant an extension to the 36-month period upon recommendation by the Planning and Zoning Commission.
- 10) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 2.2, *Compliance Standards*, of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code, the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP).

SECTION 3. That the official zoning map of the City of Rockwall be corrected to reflect the changes described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have to adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

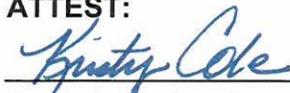
SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF MARCH, 2016.



Dennis Lewis, Mayor Pro Tem

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: 02-15-2016

2nd Reading: 03-07-2016

Exhibit 'A'
Legal Description

WHEREAS, Scott Milder and Leslie Milder, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Port of the Benjamin F. Boydston Survey Abstract No. 14, situated in the City of Rockwall, Rockwall County, Texas, being all of a tract of land to Scott Milder and Leslie Milder as recorded in Volume 7120, Page 228 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cop stamped "R.P.L.S. 5034" found for the northeast corner of said Milder tract, and lying on the west right-of-way line of North Goliad Street, also called State Highway Number 205, (a variable width right-of-way);

THENCE South 00 degrees 02 minutes 42 seconds West along the west right-of-way of said North Goliad Street and the east line of said Milder tract, a distance of 133.04 feet to a 5/8 inch iron rod stamped "R.P.L.S. 5430" set for the southeast corner of said Milder tract;

THENCE South 88 degrees 37 minutes 48 seconds West departing the west line of said North Goliad Street and along the south line of said Milder tract, passing a 1/2 inch iron rod stamped "R.P.L.S. 5034" at a distance of 7.50 feet found for the northeast corner of Lot 1, Block A of the Wagner Christensen Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 229, Plat Records Rockwall County, Texas, and continuing a total distance of 105.47 feet to a 1/2 inch iron rod stamped "R.P.L.S. 5034" found for the northwest corner of said Wagner Addition, the northeast corner of a tract of land to Carlos Guevara and Monica A. Guevara recorded in Volume 5484, Page 187 Deed Records Rockwall County, Texas and at an angle point on the south line of said Milder tract;

THENCE South 89 degrees 15 minutes 53 seconds West along the north line of said Guevara tract and the south line of said Milder tract, a distance of 110.14 feet to a 3/8 inch iron rod found for the northwest corner of said Guevara tract, the southwest corner of said Milder tract and lying on the east line of North Alamo Street (a called 45 feet wide right-of-way);

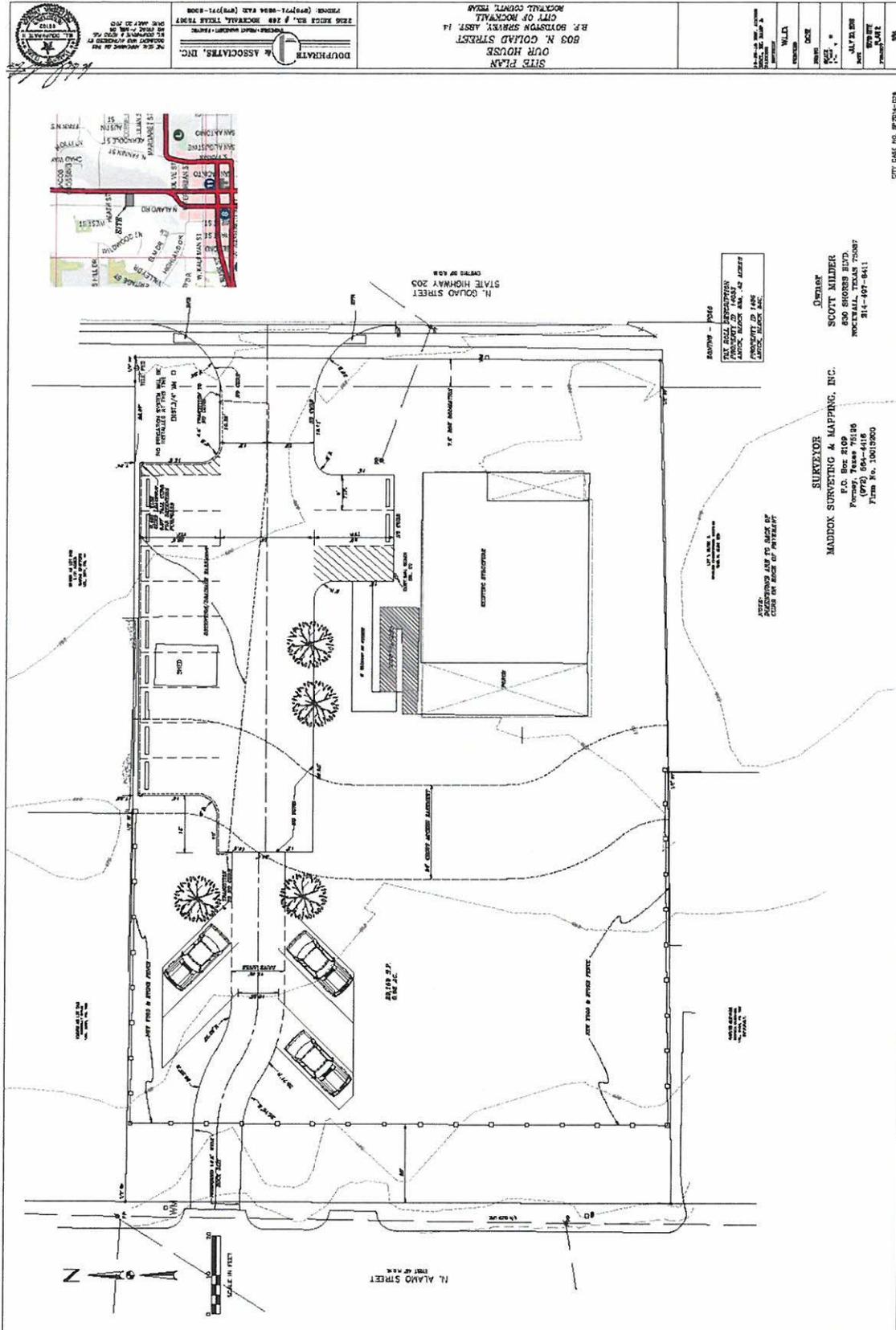
THENCE North 00 degrees 14 minutes 21 seconds East along the east line of said Alamo Street and the west line of said Milder tract, a distance of 138.19 feet to 1/2 inch iron rod found for the northwest corner of said Milder tract and for the southwest corner of a tract of land to Kimberlee Wylie recorded in Volume 3324, Page 196 Deed Records Rockwall County, Texas ;

THENCE South 89 degrees 13 minutes 43 seconds East departing said Alamo Street and along the south line of said Wylie tract a distance of 99.09 feet to 1/2 inch iron rod stamped "R.P.L.S. 5034" found for the southeast corner of said Wylie tract, same being the southwest corner of Lot 1, Block A Double T Ventures Addition, an addition to The City of Rockwall as recorded in Instrument Number 20140000009401 Official Public Records Rockwall County, Texas;

THENCE North 89 degrees 57 minutes 10 seconds East along the south line of said Double T Ventures Addition a distance of 116.02 feet to the *POINT OF BEGINNING* containing 29,182 square Feet, or 0.670 of an acre of land.

Exhibit 'C'

Parking Within the Cross Access Easement and Alternate Paving Plan



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GENERAL RETAIL STORE AND BANQUET FACILITY/EVENT VENUE* ON A 0.66-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, OUR HOUSE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Scott & Leslie Milder for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Banquet Facility/Event Venue* on a 0.66-acre parcel of land being described as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 803 N. Goliad Street [*SH-205*], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated by *Ordinance No. 16-22 [S-149]*, and *Ordinance No. 16-22* shall expire in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); and,

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *General Retail Store and Banquet Facility/Event Venue* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* and *Hair Salon and/or Manicurist* on the *Subject Property* and conformance to these conditions is required for continued operation:

- (1) The *subject property* should maintain general conformance with the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (2) The hours of operation for the *Banquet Facility/Event Venue* shall be limited to Sunday through Thursday, 8:00 AM – 9:00 PM and Friday & Saturday, 8:00 AM – 11:00 PM.
- (3) The hours of operation for the *General Retail Store* shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
- (4) No on-premise food preparation shall be permitted. Service areas shall only be utilized for pre-packaged and/or catered food services.
- (5) The sale of alcoholic beverages shall be prohibited; however, alcohol shall be permitted to be provided by the guests for events associated with the *Banquet Facility/Event Venue*.
- (6) No events held on premise shall be open to the general public.
- (7) A uniformed, state licensed security guard and/or off-duty police officer shall be present for events that include the provision of beer, wine and/or liquor. Events that limit alcohol consumption to champagne are exempt from this provision.
- (8) Live outdoor music shall be prohibited.
- (9) No event parking shall be permitted along Goliad Street or Alamo Street.
- (10) The parking requirement for the proposed *Banquet Facility/Event Venue* is 14 parking spaces (*i.e. 1580 SF/100 SF = 16 Parking Spaces; Less two [2] parking spaces which were waived by the City Council on February 15, 2016*).
- (11) The indoor areas shall be limited to maximum occupancy of 49 people.
- (12) In the event that the property at 802 N. Alamo Street (*i.e. the property to the southwest of the subject property*) rezones and converts the property to a commercial land use the dedicated 20-foot cross access easement on the subject property shall be paved with concrete to connect the adjacent properties (*i.e. 802 N. Alamo Street and 801 & 807 N. Goliad Street*) as depicted in *Exhibit 'B'* of this ordinance. All paving must be constructed within 60 days of an approved site plan for the property at 802 N. Alamo Street, and shall be in accordance with the standards of Article 06, *Parking and Loading*, of the Unified Development Code.
- (13) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 3.2, *Compliance*, of this ordinance.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth

herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF AUGUST, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

DRAFT
ORDINANCE
07.14.2020

Exhibit 'A'
Location Map

Address: 803 N. Goliad Street

Legal Description: Lot 1, Block A, Our House Addition



Exhibit 'A'
Location Map

WHEREAS, Scott Milder and Leslie Milder, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Port of the Benjamin F. Boydston Survey Abstract No. 14, situated in the City of Rockwall, Rockwall County, Texas, being all of a tract of land to Scott Milder and Leslie Milder as recorded in Volume 7120, Page 228 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cop stamped "R.P.L.S. 5034" found for the northeast corner of said Milder tract, and lying on the west right-of-way line of North Goliad Street, also called State Highway Number 205, (a variable width right-of-way);

THENCE South 00 degrees 02 minutes 42 seconds West along the west right-of-way of said North Goliad Street and the east line of said Milder tract, a distance of 133.04 feet to a 5/8 inch iron rod stamped "R.P.L.S. 5430" set for the southeast corner of said Milder tract;

THENCE South 88 degrees 37 minutes 48 seconds West departing the west line of said North Goliad Street and along the south line of said Milder tract, passing a 1/2 inch iron rod stamped "R.P.L.S. 5034" at a distance of 7.50 feet found for the northeast corner of Lot 1, Block A of the Wagner Christensen Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 229, Plat Records Rockwall County, Texas, and continuing a total distance of 105.47 feet to a 1/2 inch iron rod stamped "R.P.L.S. 5034" found for the northwest corner of said Wagner Addition, the northeast corner of a tract of land to Carlos Guevara and Monica A. Guevara recorded in Volume 5484, Page 187 Deed Records Rockwall County, Texas and at an angle point on the south line of said Milder tract;

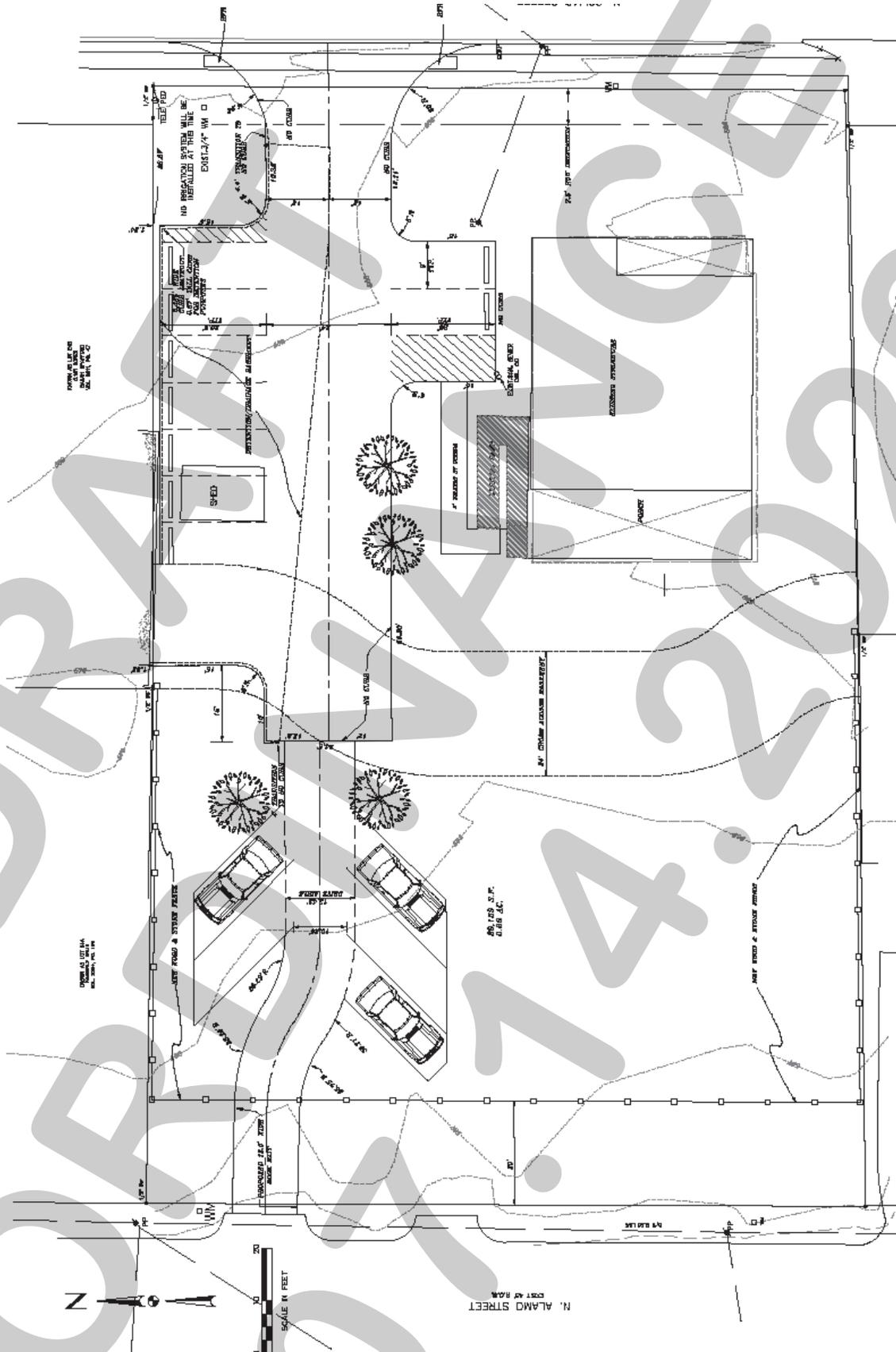
THENCE South 89 degrees 15 minutes 53 seconds West along the north line of said Guevara tract and the south line of said Milder tract, a distance of 110.14 feet to a 3/8 inch iron rod found for the northwest corner of said Guevara tract, the southwest corner of said Milder tract and lying on the east line of North Alamo Street (a called 45 feet wide right-of-way);

THENCE North 00 degrees 14 minutes 21 seconds East along the east line of said Alamo Street and the west line of said Milder tract, a distance of 138.19 feet to 1/2 inch iron rod found for the northwest corner of said Milder tract and for the southwest corner of a tract of land to Kimberlee Wylie recorded in Volume 3324, Page 196 Deed Records Rockwall County, Texas;

THENCE South 89 degrees 13 minutes 43 seconds East departing said Alamo Street and along the south line of said Wylie tract a distance of 99.09 feet to 1/2 inch iron rod stamped "R.P.L.S. 5034" found for the southeast corner of said Wylie tract, same being the southwest corner of Lot 1, Block A Double T Ventures Addition, an addition to The City of Rockwall as recorded in Instrument Number 2014000009401 Official Public Records Rockwall County, Texas;

THENCE North 89 degrees 57 minutes 10 seconds East along the south line of said Double T Ventures Addition a distance of 116.02 feet to the *POINT OF BEGINNING* containing 29,182 square Feet, or 0.670 of an acre of land.

Exhibit 'C':
Concept Plan





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July 14, 2020
APPLICANT: Lucas Altoe
CASE NUMBER: Z2020-028; *Amendment to PD-10 [The Mansions]*

SUMMARY

Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary.

BACKGROUND

On September 16, 1974, the City Council approved *Ordinance No. 74-26* annexing the subject property. Upon annexation the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD) [*Ordinance No. 74-32*]. This ordinance designated the subject property for Multi-Family 1 (MF-1) District land uses. On April 5, 2004, *Ordinance No. 04-25* was adopted by the City Council. This ordinance was created as part of a settlement agreement with the Cambridge Company concerning a dispute over a moratorium enacted by the City Council on August 11, 2003 by *Resolution No. 03-20*. *Ordinance No. 04-25* designated the subject property for multi-family, townhome, and single-family attached land uses.

On April 22, 2008, the Planning and Zoning Commission approved a site plan [*Case No. SP2008-007*] for a 334-unit multi-family apartment complex on the subject property. On May 5, 2008, the City Council approved a preliminary plat [*Case No. P2008-009*] for the proposed apartment complex. The preliminary plat was followed by a final plat [*Case No. P2008-042*], which was approved on February 2, 2009 by the City Council and established Lot 1, Block A, Mansions Family Addition. On March 18, 2009, a building permit [*BLD2008-1295*] was released for the construction of the apartment complex. Upon completion of the apartments a Certificate of Occupancy (CO) was issued for the Mansion Family Apartments. Subsequent Certificates of Occupancy (CO's) were issued in 2014 (*Orion at Lake Ray Hubbard*) and in 2016 (*Sixteen50 @ Lake Ray Hubbard*). At some point after the apartment complex was constructed, a spa was established in a portion of the clubhouse building (*i.e. 1650 S. John King Boulevard, Suite 100*); however, the land use is not a permitted land use by *Ordinance No. 04-25* and City of Rockwall never issued a Certificate of Occupancy (CO) for the business. The applicant's letter states that the spa went out of business approximately two (2) years ago and that this portion of the clubhouse has remained vacant since this time.

PURPOSE

The applicant -- *Lucas Altoe* -- is requesting to amend Planned Development District 10 (PD-10) [*Ordinance No. 04-25*] to allow *General Office* in conjunction with a *Multi-Family Apartment Complex* for the purpose of establishing an office/co-working space in the existing clubhouse at 1650 S. John King Boulevard.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1650 S. John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 3 of the Rockwall Downes Subdivision, which consists of 26 single-family homes on 8.559-acres of land. Also, north of the subject property is an age-restricted, senior living apartment

complex (*i.e. the Mansions Senior Living*) consisting of 220 units. Both of these properties are zoned Planned Development District 10 (PD-10) for multi-family and single-family land uses.

South: Directly south of the subject property is a 6.286-acre tract of vacant land [*i.e. Tract 3-09 of the J. M. Allen Survey, Abstract No. 2*]. South of this is SH-276, which is identified as a TXDOT 6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) according to the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Also, south of the subject property is Caddo Ridge [*Old SH-276*], which is designated as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is Phase 4 of the Meadow Creek Subdivision (*consisting of 192 single-family homes on 66.92-acres*), a skilled nursing facility (*i.e. Highland Meadows Health-Rehab*) and a 3.64-acre vacant tract of land. All of these properties are zoned Planned Development District 10 (PD-10) for single-family and General Retail (GR) District land uses.

East: Directly east of the subject property is S. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Also, east of the subject property is Phase 3 of the Rockwall Downes Subdivision (*which consists of 26 single-family homes on 8.559-acres of land*), and a 6.286-acre tract of vacant land [*i.e. Tract 3-09 of the J. M. Allen Survey, Abstract No. 2*]. Beyond this is Phase 2 of the Rockwall Downes Subdivision (*which consists of 30 single-family homes on 11.923-acres of land*), a 7.154-acre tract of vacant land [*i.e. Tract 3 of the J. M. Allen Survey, Abstract No. 2*], and a retail store with gasoline sales (*i.e. 7/11 Convenience Store and Gas Station*). All of these properties are zoned Planned Development District 10 (PD-10) for single-family and General Retail (GR) District land uses.

West: Directly west of the subject property is a 6.739-acre parcel of land (*i.e. Lot 2, Block A, Houser Addition*) that is zoned Heavy Commercial (HC) District. Situated on this property is an industrial facility (*i.e. Chryso Inc.*). Also, west of the subject property is a 0.50-acre tract of land (*i.e. Tract 1-01 of the N. M. Ballard Survey, Abstract No. 24*), zoned Single-Family 7 (SF-7) District, with a single-family home situated on it. West of this land use are two (2) vacant tracts of land (*i.e. Tracts 1 & 5 of the N. M. Ballard Survey, Abstract No. 24*) zoned Commercial (C) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted a floor plan of the clubhouse showing the proposed layout of the office/co-working space and a letter requesting the amendment to the Planned Development District. Based on the interior layout for the clubhouse staff estimates that approximately 50% of the floor area will be designated to the office/co-working space. This area will consist of a breakroom, lounge, conference room, and 14 separate offices.

CONFORMANCE TO THE CITY'S CODES

According to *Ordinance No. 04-25* the only land uses permitted on the subject property are "...Multi-Family, Townhouse and Attached Single Family residential ... and recreational uses such as an exercise club, a pool, tennis courts, centralized dining or other similar amenities which are ancillary to the residential ... [*and*] a temporary on-site Real Estate Sales Office..." The applicant's request would change this section to add office/co-working space as a permitted land use only in the clubhouse area (*i.e. Suite 100*).

STAFF ANALYSIS

While this land use could be seen as an extension of the services provided for the residents of the apartment complex, the applicant has indicated that this will be a standalone business. As a result, staff has added a condition of approval that the business will need to apply for a Certificate of Occupancy (CO). Based on the applicant's floor plan no additional parking appears to be necessary to accommodate the proposed land use.

Staff should note, that as has been done in past amendments to Planned Development Districts that consist of several ordinances, staff has taken this opportunity to consolidate the regulating ordinances of Planned Development District 10 (PD-10) [*i.e. Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13, and 13-39*] into one (1) ordinance; however, while staff has clarified the language in several sections of the revised ordinance, no changes with regard to the requirements, intent, or

permitted land uses have been made to any other portion of the Planned Development District ordinance (*with the exception of adding the requested land use*).

NOTIFICATIONS

Since this is an amendment to an existing Planned Development District ordinance, it will require staff to notify all property owners within the Planned Development District concerning the change. As a result, on July 2, 2020, staff mailed 1,339 notices to property owners and occupants in or within 500-feet of the Planned Development District 10 (PD-10). Staff also sent a notice to the Lofland Farms and Flagstone Estates Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) online notification form in favor of the applicant's request, and one (1) email in opposition. Staff should note that the email in opposition indicated that the sender was opposed to additional multi-family developments, which is not the intent of this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 10 (PD-10) to allow office/co-working space on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The proposed office/co-working space shall be required to apply for a separate Certificate of Occupancy (CO) prior to opening the business; and
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1650 South John King Blvd. Suite 100

Subdivision _____

Lot

1

Block

A

General Location 205 By-Pass Corridor Overlay (205 BY-OV) District

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned Development District

Current Use Multifamily/Spa

Proposed Zoning Planned Development District

Proposed Use Multifamily/Office

Acreage

0.500

Lots [Current]

Lots [Proposed]

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner STAR Hubbard, LLC

Applicant Lucas Altoe

Contact Person Lucas Altoe, Authorized agent of the owner

Contact Person Lucas Altoe

Address 18100 Von Karman Ave, Ste 500

Address 3631 Pistol Creek Dr.

City, State & Zip Irvine, CA 92611

City, State & Zip Frisco, TX 75034

Phone +1 (817) 914-6789

Phone +1 (817) 914-6789

E-Mail Lucas.altoe@steadfastco.com

E-Mail Lucas.altoe@steadfastco.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Lucas Altoe [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of June, 2020. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application if such reproduction is associated or in response to a request for public information."

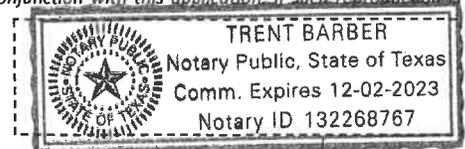
Given under my hand and seal of office on this the 19 day of June, 2020.

Owner's/Applicant's Signature

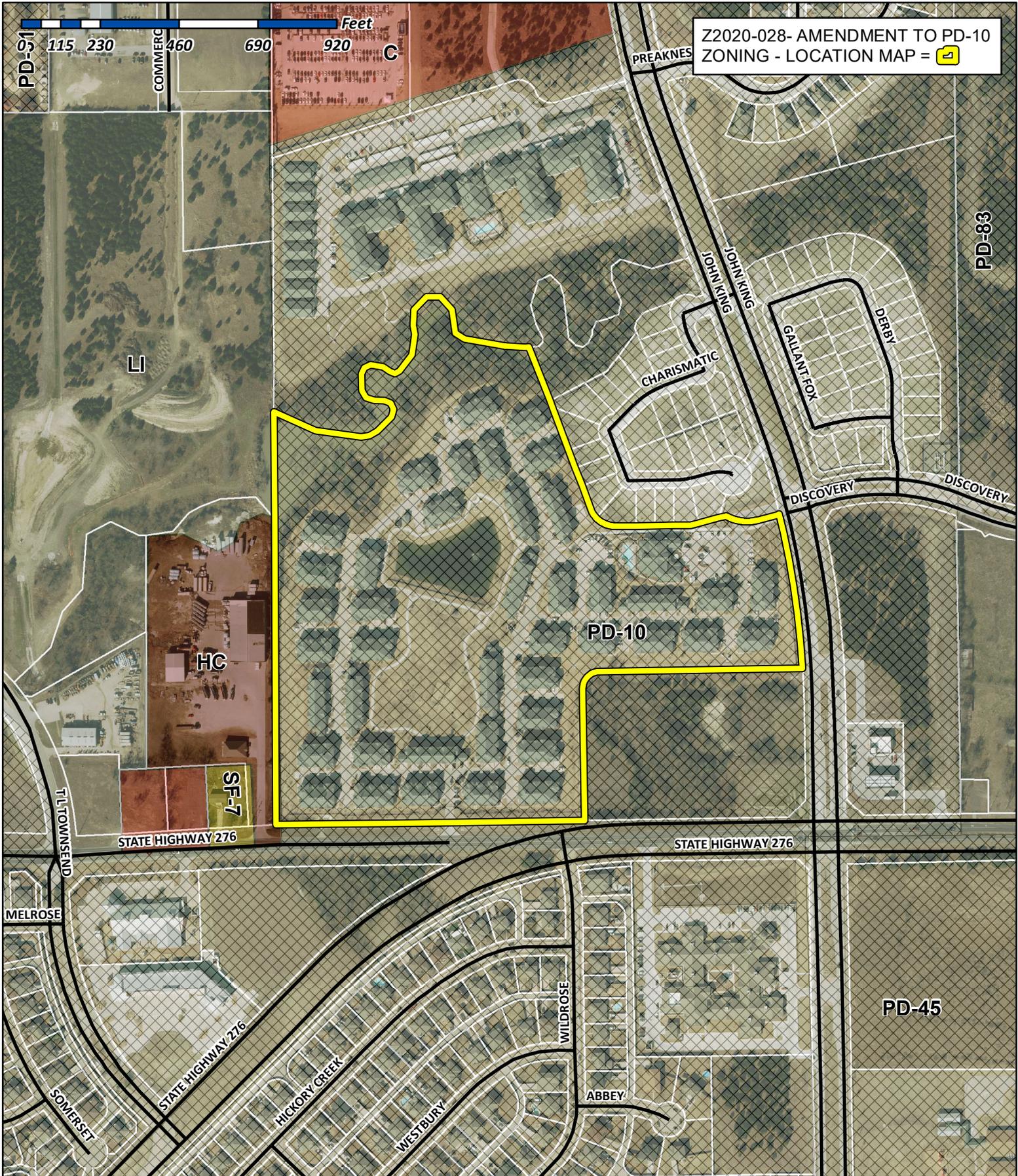
Lucas Altoe

Notary Public in and for the State of Texas

Trent Barber



My Commission Expires 12/02/2023



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

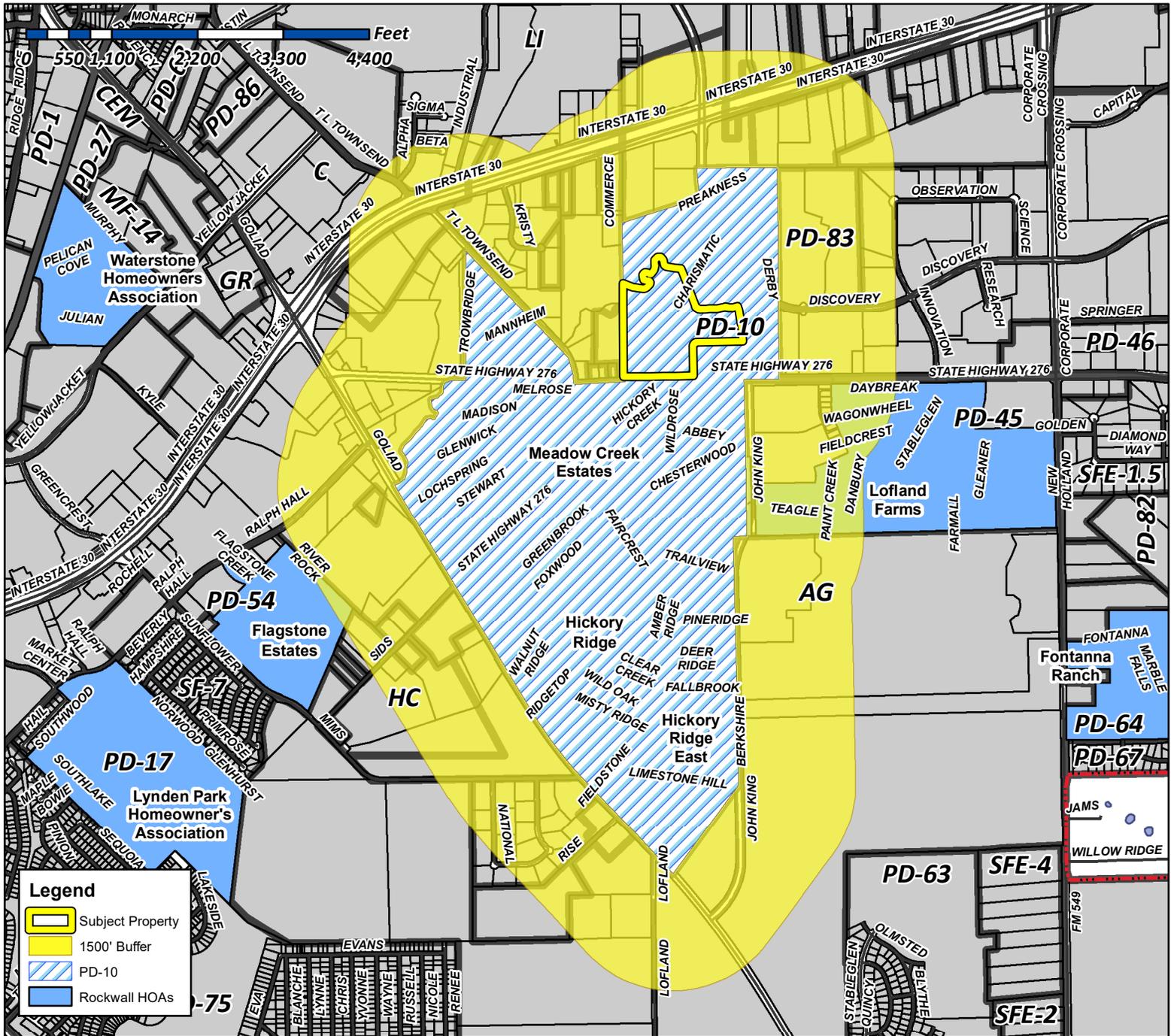




City of Rockwall

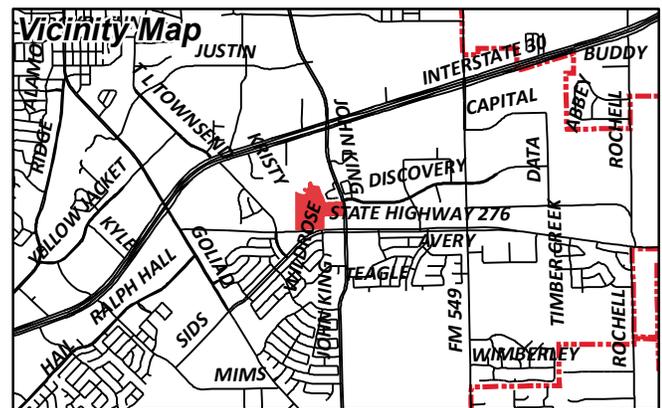
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Case Number: Z2020-028
Case Name: Amendment to PD-10
Case Type: Zoning
Zoning: PD-10
Case Address: 1650 S. John King Boulevard

Date Created: 6/22/2020
For Questions on this Case Call (972) 771-7745



From: [Henry Lee](#)
Cc: [Gonzales, David](#); [Miller, Ryan](#)
Subject: Homeowners Association/Neighborhood Notification Program
Date: Wednesday, July 1, 2020 4:48:16 PM
Attachments: [HOA Map \(06.22.2020\).pdf](#)
[Public Notice \(06.22.2020\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [June 26, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 14, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 20, 2020 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2020-028 Zoning Amendment to Planned Development 10 to Allow for an Office

Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary.

Thank you,

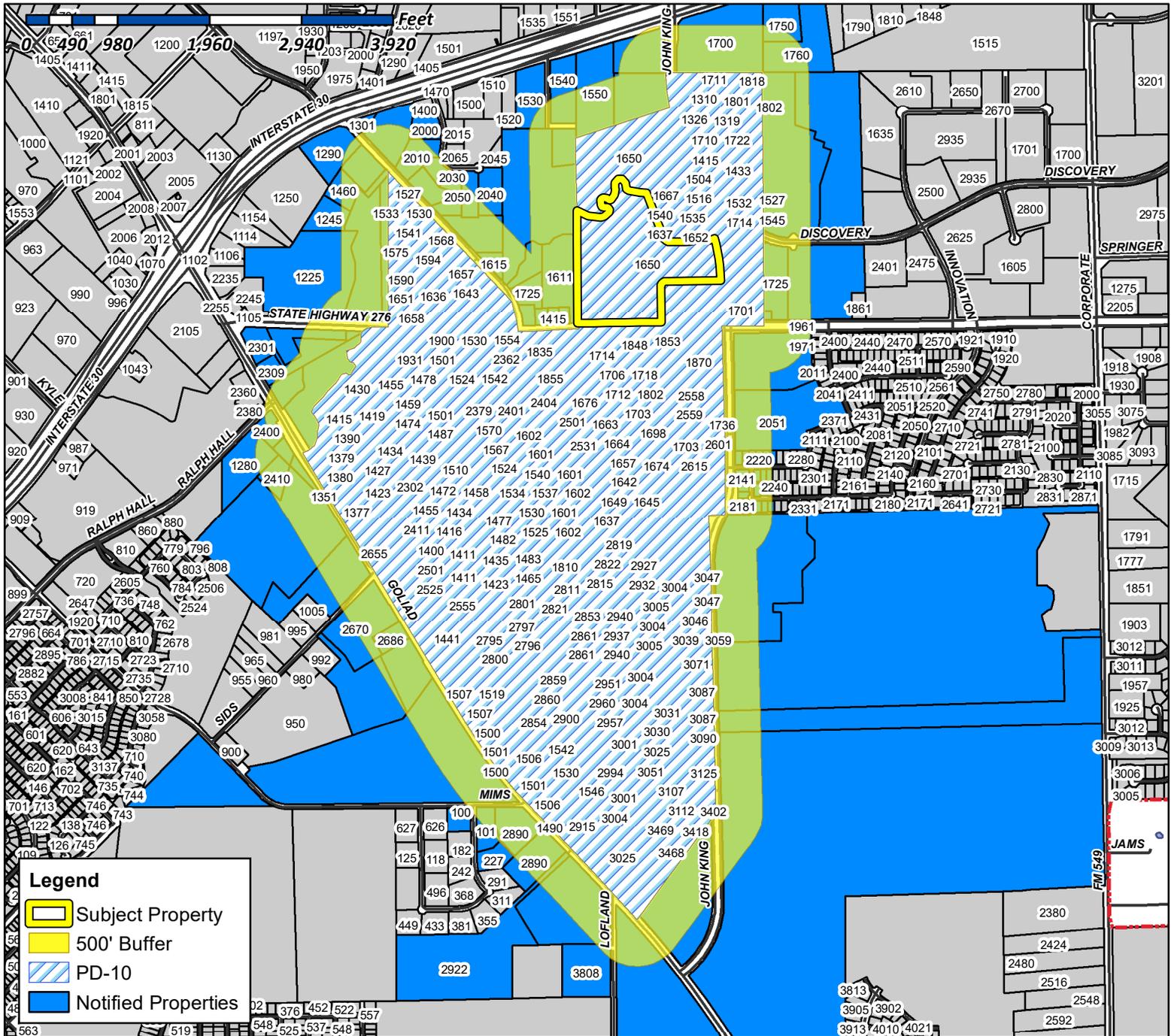
Henry Lee



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

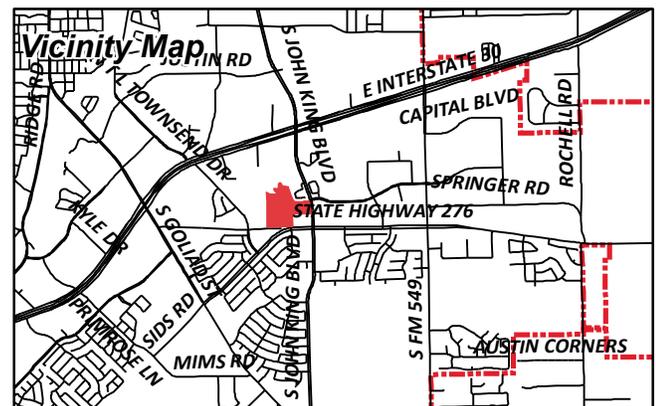
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Legend

- Subject Property
- 500' Buffer
- PD-10
- Notified Properties

Case Number: Z2020-028
Case Name: Amendment to PD-10
Case Type: Zoning
Zoning: PD-10
Case Address: 1650 S. John King Boulevard



Date Created: 6/22/2020
For Questions on this Case Call (972) 771-7745

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

SECURITY HOLDINGS INC
1 COWBOY WAY SUITE 575
FRISCO, TX 75034

THIEMAN KEITH B & KRISTY M
100 QUEENS MEADOW LN
ROYSE CITY, TX 75189

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

CURRENT RESIDENT
101 NATIONAL
ROCKWALL, TX 75032

ROMEO HOMES TEXAS LLC
103 FOULK ROAD SUITE 900
WILMINGTON, DE 19803

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

DEANGELIS RON J & SONYA A
10331 MAGDALENA RD
LOS ALTOS HILLS, CA 94024

LEMMOND BRENTON & KIMBERLY
10349 S STATE HIGHWAY 205
ROCKWALL, TX 75032

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

LI JIAN AND MARSHAL LI
1055 BAYSHORE DR
ROCKWALL, TX 75087

DESMOND DAVID
108 OLD VINEYARD LN
HEATH, TX 75032

FREEZE CHRIS B
1096 FM 1139
ROCKWALL, TX 75032

LEVO GROUP LLC
11 HAWTHORNE CIR
ALLEN, TX 75002

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
11110 WOODMEADOW PKWY SUITE A
DALLAS, TX 75228

HOYOS JOEL
11214 GARLAND RD
DALLAS, TX 75218

GONZALEZ YOMAIRA M
113 E DAUGHERTY DR
GARLAND, TX 75041

FANG JOE AND TIANQI XIAO
1132 CEMETERY HILL RD
CARROLLTON, TX 75007

VALK TRUST THE
JAMES VALK SR AND CAROLYN C TRUSTEES
1158 CHISHOLM RIDGE DR
ROCKWALL, TX 75032

CHAUVIN ALBERT PETER JR
118 YORKSHIRE DR
HEATH, TX 75032

WODA BIRATU & SENAIT
120 E FM 544 SUITE 72
PLANO, TX 75094

ROBERTSON JAMES
1202 BAYSHORE DR
ROCKWALL, TX 75087

WILLIAM TERRY DOCKERY SPECIAL NEEDS TRUST
C/O DEBORAH SUE RICHMOND TRUSTEE
1202 SHADY LANE
LANCASTER, TX 75146

DEN-MAR ENTERPRISES INC
124 MONT BLANC DR
HEATH, TX 75032

WELCH JERL AND
ANNE WELCH
124 SCEPTRE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1245 HWY276 DR
ROCKWALL, TX 75032

THOMSON DANIEL H
125 BOWIE DR
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHRYL ANN
1251 MARLIN AVENUE
SEAL BEACH, CA 90740

DAVENPORT RENTAL PROPERTIES LLC
SERIES 1449 MADISON DRIVE
1270 COASTAL DRIVE
ROCKWALL, TX 75087

WANG FANG
1275 HIBISCUS ST
UPLAND, CA 91784

BRIDGE TOWER DALLAS ONE SUB LLC
12801 N CENTRAL EXPY SUITE 1675
DALLAS, TX 75243

CURRENT RESIDENT
1290 I30
ROCKWALL, TX 75032

BOBADILLA & BELEN
12917 GLYNN AVE
DOWNEY, CA 90242

MCHUGH KIMBERLY
1302 MIDDLEGROUND DRIVE
ROCKWALL, TX 75032

GARCIA MANUEL JULIAN GONZALEZ & NORMA
YARATZETH MEDINA LUNA
1306 MIDDLEGROUND DRIVE
ROCKWALL, TX 75032

HAFERTEPE SAM AND LISA
1307 MIDDLEGROUND DR
ROCKWALL, TX 75032

SUN JACK R
1308 RIVER OAK LN
ROYSE CITY, TX 75189

CURRENT RESIDENT
1386 STEWART
ROCKWALL, TX 75032

CURRENT RESIDENT
1390 LOCHSPRING
ROCKWALL, TX 75032

CURRENT RESIDENT
1391 LOCHSPRING
ROCKWALL, TX 75032

CURRENT RESIDENT
1401 STEWART
ROCKWALL, TX 75032

CURRENT RESIDENT
1403 LOCHSPRING SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
1409 DERBY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1414 LOCHSPRING
ROCKWALL, TX 75032

CURRENT RESIDENT
1416 STEWART
ROCKWALL, TX 75032

CURRENT RESIDENT
1421 DERBY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1421 GLENWICK
ROCKWALL, TX 75032

CURRENT RESIDENT
1422 GREENBROOK
ROCKWALL, TX 75032

CURRENT RESIDENT
1422 STEWART
ROCKWALL, TX 75032

CURRENT RESIDENT
1427 DERBY DR
ROCKWALL, TX 75032

VAZQUEZ FRANCISCO J AND ANGELICA LUTRILLO
1428 FOXWOOD LANE
ROCKWALL, TX 75032

SMITH BARBARA G
1428 GREENBROOK DR
ROCKWALL, TX 75032

HUMPHREY LYNNE M & JAMES E
1428 HICKORY CREEK LN
ROCKWALL, TX 75032

MCCREARY HARVEY III & LISA
1429 FOXWOOD LN
ROCKWALL, TX 75032

WALTERS LYNDA S
1429 GREENBROOK DR
ROCKWALL, TX 75032

SKIPPER DANIEL J AND BRENNIA A
1429 HICKORY CREEK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1431 MADISON
ROCKWALL, TX 75032

CHILDS KATHRYN LYNN
14328 278TH AVE NE
DUVALL, WA 98019

CURRENT RESIDENT
1433 LOCHSPRING
ROCKWALL, TX 75032

PETERS GARRETT AND HAYLIE
1433 DERBY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1434 LOCHSPRING
ROCKWALL, TX 75032

SORENSEN TROY DEWAYNE & DEBORAH WALL
1434 GREENBROOK DR
ROCKWALL, TX 75032

MARIN-LOPEZ FERNANDO & MOLLY A
HOFFMAN
1434 HICKORY CREEK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1435 FOXWOOD
ROCKWALL, TX 75032

DOMINGUEZ MATTHEW A
1435 GREENBROOK DRIVE
ROCKWALL, TX 75032

SILVERSTEIN CHARLENE D
1435 HICKORY CREEK LN
ROCKWALL, TX 75032

ENGBRETSEN EDWARD C & LINDA R
1437 MADISON DR
ROCKWALL, TX 75032

PFEIFFER KIMBERLY DAWN AND ADAM KIRK
WIMBERLY
1439 GLENWICK
ROCKWALL, TX 75032

BARSOUM JOHN & LILIANE
1439 LOCHSPRING DR
ROCKWALL, TX 75032

STENNING LOUIS AND TASHA
1440 FOXWOOD LN
ROCKWALL, TX 75032

TURNER ROBERT III & JOSEFINA C
1440 GREENBROOK DR
ROCKWALL, TX 75032

ESPARZA FEDERICO & MARIA J
1441 GREENBROOK DR
ROCKWALL, TX 75032

VILLANUEVA BRENT LEE
1441 HICKORY CREEK LN
ROCKWALL, TX 75032

HANCOCK LAEUNA
1442 GLENWICK DR
ROCKWALL, TX 75032

HUESCA YESENIA AND JAIME
1442 LOCHSPRING DR
ROCKWALL, TX 75032

HUNT SEAN J & CINDY
1443 MADISON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1445 GLENWICK
ROCKWALL, TX 75032

NEWMAN YVONNE
1445 LOCHSPRING DR
ROCKWALL, TX 75032

TANG BEN V & SUONG T NGUYEN
1445 STEWART DR
ROCKWALL, TX 75032

DALLAS EAST
ATTN; JIM VAUDAGNA
1445 W SAN CARLOS ST
SAN JOSE, CA 95126

FORREST BARRY RUSSELL JR
1446 FOXWOOD LN
ROCKWALL, TX 75032

RICHARDSON HEATH
1446 GREENBROOK DR
ROCKWALL, TX 75032

CONFIDENTIAL
1446 HICKORY CREEK LN
ROCKWALL, TX 75032

ADAMS JEFFREY M
1446 STEWART DRIVE
ROCKWALL, TX 75032

CHAM FRED & YVETTE
1447 GREENBROOK DR
ROCKWALL, TX 75032

DERROUGH MARQUIS D & DINAH M
1447 HICKORY CREEK LN
ROCKWALL, TX 75032

PORTER KEITH & LACY
1448 GLENWICK DR
ROCKWALL, TX 75032

ESTRADA ALEJANDRO & MARIA DE JESUS
1448 LOCHSPRING DRIVE
ROCKWALL, TX 75032

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

CURRENT RESIDENT
1451 LOCHSPRING
ROCKWALL, TX 75032

VALDEZ JOSE S & MARIA A
1451 GLENWICK DR
ROCKWALL, TX 75032

MCCULLEY JERRY & MARCINE
1451 STEWART DR
ROCKWALL, TX 75032

FINDLAY SYLVIA E
1452 FOXWOOD LN
ROCKWALL, TX 75032

BETETA RUTH
1452 GREENBROOK DR
ROCKWALL, TX 75032

NIETO TIFFANY D & QUINT R
1453 FOXWOOD LN
ROCKWALL, TX 75032

CARTY RICKY D & JACQUELIN D
1453 GREENBROOK DR
ROCKWALL, TX 75032

MCCLUNG ASHLEY
1454 LOCHSPRING DR
ROCKWALL, TX 75032

PARKER JOHN M & CAROL L
1454 STEWART DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1457 LOCHSPRING
ROCKWALL, TX 75032

KLEIN DAVID
1457 STEWART DR
ROCKWALL, TX 75032

BROWN RICHARD AND
PATRICIA ENRIQUEZ
1458 GREENBROOK DR
ROCKWALL, TX 75032

BLEVINS CURTIS
1458 HICKORY CREEK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1459 GLENWICK
ROCKWALL, TX 75032

DAVIS JOHN B
1459 FOXWOOD LN
ROCKWALL, TX 75032

CLEGG ROBERT J & GERALDINE J
1459 GREENBROOK DR
ROCKWALL, TX 75032

DE LEON CARLOS L DIAZ JR AND
REYNA GUADALUPE
1459 HICKORY CREEK LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
1460 STEWART
ROCKWALL, TX 75032

BUNT JAMES SCOTT
1460 LOCHSPRING DRIVE
ROCKWALL, TX 75032

OLSEN DARIN & LA WYNDA
1461 MADISON DR
ROCKWALL, TX 75032

TREADWAY TROY & TRACEY
1463 LOCHSPRING DR
ROCKWALL, TX 75032

MORALES ADRIAN
1463 STEWART DRIVE
ROCKWALL, TX 75032

WALASKI WILLIAM J AND SOLEDAD M
1464 HICKORY CREEK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1465 ENGLEWOOD
ROCKWALL, TX 75032

RODRIGUEZ CHRISTOPHER & CYNTHIA
1465 FOXWOOD LN
ROCKWALL, TX 75032

FRANK JARED
1465 GREEN BROOK DR
ROCKWALL, TX 75032

GLOVER JOHN
1465 HICKORY CREEK LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
1466 LOCHSPRING
ROCKWALL, TX 75032

PEARSON BISHOP & MARGARET
1466 GLENWICK DR
ROCKWALL, TX 75032

MUENICH PATTY S
1466 STEWART DR
ROCKWALL, TX 75032

FLOREZ RACHELLE
1467 GLENWICK DR
ROCKWALL, TX 75032

BABINEC CRAIG ALAN
1469 STEWART DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1470 HICKORY CREEK
ROCKWALL, TX 75032

SHEPPARD DAVID A & SHERWIN Y
1470 FOXWOOD LN
ROCKWALL, TX 75032

TORRES AZTLAN CRISTOBAL
1470 MADISON DR
ROCKWALL, TX 75032

ALKAISSI AMMAR
1471 ENGLEWOOD DR
ROCKWALL, TX 75032

GILREATH KELLY W & TAMARA D
1471 FOXWOOD LN
ROCKWALL, TX 75032

VERDEJA HERMINIO G & MARIA DEL
1471 GREENBROOK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1472 ENGLEWOOD
ROCKWALL, TX 75032

WHITTEN JOANNA
1472 STEWART DR
ROCKWALL, TX 75032

SCOTT MARY ELIZABETH
1473 MADISON DR
ROCKWALL, TX 75032

VILLARREAL LUIS RAUL DIAZ
1474 LOCHSPRING DRIVE
ROCKWALL, TX 75032

REYES JOSE M
1475 GLENWICK DR
ROCKWALL, TX 75032

DYER GILBERT M AND CHRISTINA J
1475 LOCHSPRING DRIVE
ROCKWALL, TX 75032

HOLMES RANDY L & TONYA TERESE
1475 STEWART DR
ROCKWALL, TX 75032

DURHAM LEE E JR & CYNTHIA A
1476 FOXWOOD LN
ROCKWALL, TX 75032

CRUZ RICHARDO & IDALIA
1477 ENGLEWOOD DR
ROCKWALL, TX 75032

BEFELD BETTY LOU
1477 FOXWOOD LN
ROCKWALL, TX 75032

CASTEEL KAYLA L
1477 GREENBROOK DR
ROCKWALL, TX 75032

DEKE LANCE & EDITH
1477 HICKORY CREEK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1478 GLENWICK
ROCKWALL, TX 75032

CURRENT RESIDENT
1478 MADISON
ROCKWALL, TX 75032

CURRENT RESIDENT
1478 STEWART
ROCKWALL, TX 75032

WHITFIELD DANNY O & MELISSA K
1479 MADISON DRIVE
ROCKWALL, TX 75032

MCSWAIN BILLY
148 NATIONAL DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1480 GREENBROOK
ROCKWALL, TX 75032

MILLS-HARRIS CHERELL
1480 ENGLEWOOD DRIVE
ROCKWALL, TX 75032

JOHNSON KAROL LOUISE
1481 STEWART DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1482 FOXWOOD SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
1482 HICKORY CREEK
ROCKWALL, TX 75032

LOVE ASHANTI T
1483 ENGLEWOOD DRIVE
ROCKWALL, TX 75032

MARTIN SHERRI
1484 GLENWICK DR
ROCKWALL, TX 75032

BROWN SHIRLEY & JON
1484 STEWART DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1485 MADISON SUITE 200
ROCKWALL, TX 75032

VALDIVIA OSCAR
1486 ENGLEWOOD DRIVE
ROCKWALL, TX 75032

THURMAN RANDALL SCOTT & TRACEY L
1486 GREENBROOK DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1487 STEWART
ROCKWALL, TX 75032

MCKENZIE DAVID L
1488 HICKORY CREEK LN
ROCKWALL, TX 75032

KIRK JOSHUA C & NICOLE A
1488 MADISON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1489 ENGLEWOOD
ROCKWALL, TX 75032

PHILLIPS JAMES F & CHERYL A
1489 FOXWOOD LANE
ROCKWALL, TX 75032

SPENCER MEREDITH A AND CHRISTOPHER D
LITRELL
1489 HICKORY CREEK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1490 GLENWICK SUITE 200
ROCKWALL, TX 75032

ZIYADEH MUNEEB R ABU
1490 FIELDSTONE DR
ROCKWALL, TX 75032

JOHNSON DAVID A & TAMARA R
1490 STEWART DR
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S
1491 FIELDSTONE DR
ROCKWALL, TX 75032

CASTRO ERNESTO & ELSA
1492 ENGLEWOOD DR
ROCKWALL, TX 75032

KOCOREK BARBARA S
1492 GREENBROOK DR
ROCKWALL, TX 75032

KARELIA VASANTRAI B & RASILA
1493 STEWART DR
ROCKWALL, TX 75032

GLENN MARK H & LEEANN M
1494 MADISON DR
ROCKWALL, TX 75032

WILLARD RICHARD
1495 ENGLEWOOD DR
ROCKWALL, TX 75032

BEFELD BETTY L AND
SHERRY V GALAN
1495 FOXWOOD LANE
ROCKWALL, TX 75032

MCDONOUGH CHARLES D & TERRY L
1495 HICKORY CREEK LN
ROCKWALL, TX 75032

TESEMA LUL SEGED &
GENET ABEBE
1496 GLENWICK DR
ROCKWALL, TX 75032

DEMARS AINSLEE MEREDITH AND DEREK
GEORGE
1496 STEWART DRIVE
ROCKWALL, TX 75032

SMITH BRIANNA L AND MARSHALL
1497 MADISON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1498 ENGLEWOOD
ROCKWALL, TX 75032

ROTHMAN DANIEL H
1499 STEWART DR
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL CT
HEATH, TX 75032

CURRENT RESIDENT
1500 RICHFIELD SUITE 200
ROCKWALL, TX 75032

327 HOLDINGS LTD
1500 COUNTY ROAD 303
TERRELL, TX 75160

CONFIDENTIAL
1500 FIELDSTONE DR
ROCKWALL, TX 75032

WASHBURN BRADLEY E
1500 FOXWOOD LANE
ROCKWALL, TX 75032

ENGMANN WILKENS A
1500 HICKORY CREEK LN
ROCKWALL, TX 75032

TRENT DAVID L JR
1500 MADISON DR
ROCKWALL, TX 75032

SEWELL SAMUEL D & CHER L
1500 MELROSE LN
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK
1500 RIDGETOP CT
ROCKWALL, TX 75032

LUSK DERRICK L
1500 TIMBER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1501 GALLANT FOX DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1501 HICKORY CREEK
ROCKWALL, TX 75032

CURRENT RESIDENT
1501 WALNUT RIDGE
ROCKWALL, TX 75032

THARP CATHERINE E
1501 DERBY DRIVE
ROCKWALL, TX 75032

LOPEZ RICARDO
1501 ENGLEWOOD DR
ROCKWALL, TX 75032

NICKERSON TELISA A
1501 FIELDSTONE DR
ROCKWALL, TX 75032

RAMIREZ TRACY ANN
1501 FOXWOOD LN
ROCKWALL, TX 75032

RIDDLE CHRISTOPHER AND JENNIFER
1501 GLENWICK DRIVE
ROCKWALL, TX 75032

QUINTERO VICTOR
1501 GREENBROOK DR
ROCKWALL, TX 75032

BEHANNON DAVID & BECKY
1501 MELROSE LN
ROCKWALL, TX 75032

GARY SHAWN
1501 RICHFIELD CT
ROCKWALL, TX 75032

CONFIDENTIAL
1501 RIDGETOP COURT
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAH
1501 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

JONES MYRON D
1501 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1502 DERBY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1502 STEWART
ROCKWALL, TX 75032

BIRCHUM NICHOLAS M
1502 GLENWICK DR
ROCKWALL, TX 75032

DAVIS KATIE RAE AND
JOHN KEVIN DAVIS AND JAN A DAVIS
1503 DERBY DRIVE
ROCKWALL, TX 75032

CARRASCO REYNALDO A
1504 ENGLEWOOD DRIVE
ROCKWALL, TX 75032

CLAYTON EARNEST
1504 GREENBROOK DR
ROCKWALL, TX 75032

KROLL MONTY R
1506 FIELDSTONE DR
ROCKWALL, TX 75032

VONGPHOM SUZIE
1506 FOXWOOD LN
ROCKWALL, TX 75032

FEUERBACHER JAMES L & KIMBERLY M
1506 MADISON DR
ROCKWALL, TX 75032

TUCKER LEAH L
1506 MELROSE LN
ROCKWALL, TX 75032

DOUGLAS LEANNE AND JAMES
1506 RICHFIELD CT
ROCKWALL, TX 75032

TATOM DANNY & TRACI
1506 RIDGETOP CT
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER
TWO
AMBER GARDNER & HER SUCCESSORS TRUSTEE
1506 TIMBER RIDGE
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE
1506 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 FIELDSTONE
ROCKWALL, TX 75032

CURRENT RESIDENT
1507 GALLANT FOX DR SUITE 400
ROCKWALL, TX 75032

MONAWAR HUSAM
1507 ENGLEWOOD DR
ROCKWALL, TX 75032

SCHMIDT SHAWN A
1507 FOXWOOD LANE
ROCKWALL, TX 75032

FAULKNER SCOTT
1507 GLENWICK DR
ROCKWALL, TX 75032

MILO JOSEPH M
1507 GREENBROOK DR
ROCKWALL, TX 75032

WILLIAMS ASHLEA
1507 HICKORY CREEK LN
ROCKWALL, TX 75032

ROBERSON EMANUEL R
1507 MELROSE LN
ROCKWALL, TX 75032

HOYL ROBERT & DARLA
1507 RICHFIELD CT
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW
1507 RIDGETOP COURT
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ
1507 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1508 STEWART
ROCKWALL, TX 75032

BIGIO PAK FAMILY TRUST
JAMES H PAK AND AIDYMAR BIGIO TRUSTEES
1508 BLACK MOUNTAIN RD
HILLSBOROUGH, CA 94901

JOSEY JANET
1508 DERBY DRIVE
ROCKWALL, TX 75032

PFARNING KIMBERLY
1508 GLENWICK DRIVE
ROCKWALL, TX 75032

PENA YOAMY AND JOAQUIN
1509 DERBY DRIVE
ROCKWALL, TX 75032

MOHAMMED SAADIQ
1509 MADISON DR
ROCKWALL, TX 75032

ALEXANDER JOSHUA D & DEANA WYNN
1510 ENGLEWOOD DR
ROCKWALL, TX 75032

JACKMAN CHAD AND ALLANNA V
1510 GREENBROOK DR
ROCKWALL, TX 75032

LUNA CESAR
1511 STEWART DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1512 TIMBER RIDGE
ROCKWALL, TX 75032

TOWNSEND VILLAGE HOMEOWNERS
ASSOCIATION INC
1512 CRESCENT DRIVE SUITE 112
CARROLTON, TX 75006

CRUZET MARIE FLOR
1512 FIELDSTONE DR
ROCKWALL, TX 75032

DOUGLASS ROBERT & JULIE
1512 FOXWOOD LN
ROCKWALL, TX 75032

DELOSSANTOS FLORENCIO
1512 MELROSE LANE
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND
MANISHA D AMIN
1512 RICHFIELD CT
ROCKWALL, TX 75032

DHILLON RANJEET K AND GURMIT S
1512 RIDGETOP COURT
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH
1512 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 ENGLEWOOD
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 GALLANT FOX DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1513 WESTFIELD
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V
1513 FIELDSTONE DR
ROCKWALL, TX 75032

JOHNSON CHRISTOPHER THOMAS
1513 FOXWOOD LN
ROCKWALL, TX 75032

DAVIDSON JAMES E JR
1513 GREENBROOK DR
ROCKWALL, TX 75032

TORRES JUAN F
1513 HICKORY CREEK LN
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA
BETH RYAN
1513 RICHFIELD COURT
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L
1513 RIDGETOP CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1514 DERBY DR
ROCKWALL, TX 75032

STEWART MINERVA
1514 STEWART DR
ROCKWALL, TX 75032

ROBERTSON GARY D AND PAMELA F
1515 DERBY DRIVE
ROCKWALL, TX 75032

NEAL FRANK & KARRI
1516 ENGLEWOOD DR
ROCKWALL, TX 75032

BLANCH DANIEL C
1516 GREENBROOK DR
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH
1516 TIMBER RIDGE DRIVE
ROCKWALL, TX 75032

STRICKLIN JUDITH
1517 STEWART DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 FOXWOOD
ROCKWALL, TX 75032

CURRENT RESIDENT
1518 RIDGETOP
ROCKWALL, TX 75032

AUTENCIO ROSELYN P & PHILIP
1518 FIELDSTONE DR
ROCKWALL, TX 75032

KEEL JAMES M & TAMARA L
1518 HICKORY CREEK LN
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D
1518 RICHFIELD CT
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA
1518 TIMBER RIDGE DR
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J
1518 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1519 GALLANT FOX DR
ROCKWALL, TX 75032

ACOSTA CORAZON
1519 FIELDSTONE DR
ROCKWALL, TX 75032

SCHROCK STEPHEN G JR
LAURA K SCHROCK
1519 FOXWOOD LN
ROCKWALL, TX 75032

STOOKSBERRY JENNIFER M
1519 GREENBROOK DR
ROCKWALL, TX 75032

QUINTERO JOSE LUIS JR & LETTICIA R
1519 HICKORY CREEK LN
ROCKWALL, TX 75032

BROWN KERRY JOSEPH & BERTHA ALICE
1519 MELROSE LANE
ROCKWALL, TX 75032

JACKSON SHANNON D AND
VANCE R EKQUIST
1519 RICHFIELD CT
ROCKWALL, TX 75032

THOMAS BROOKE M
1519 RIDGETOP CT
ROCKWALL, TX 75032

AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE
1519 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1520 DERBY DR
ROCKWALL, TX 75032

MARTIN JOHN R
1520 GLENWICK DR
ROCKWALL, TX 75032

TILLIS TERRELL & RENEE L
1520 STEWART DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1521 MADISON
ROCKWALL, TX 75032

EDWARDS RASANDRA H
1521 DERBY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1522 ENGLEWOOD SUITE 130
ROCKWALL, TX 75032

CONFIDENTIAL
1522 GREENBROOK DRIVE
ROCKWALL, TX 75032

VELASCO ANGELICA HURTADO
1523 STEWART DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1524 FOXWOOD
ROCKWALL, TX 75032

CURRENT RESIDENT
1524 WESTFIELD SUITE A-277
ROCKWALL, TX 75032

HETTLER MARGARET ELLA
1524 FIELDSTONE DR
ROCKWALL, TX 75032

WILLIAMS JENNA L AND NATHAN A
1524 HICKORY CREEK LANE
ROCKWALL, TX 75032

ACOSTA JUAN
1524 MADISON DR
ROCKWALL, TX 75032

HAILE TADESSE T &
TSEGU T HAKIM
1524 MELROSE LN
ROCKWALL, TX 75032

BURRIS ELWOOD & DOROTHY L
1524 RICHFIELD CT
ROCKWALL, TX 75032

MEBRATU GEZI
1524 TIMBER RIDGE DR
ROCKWALL, TX 75032

FOX RICHARD K & REGINA L
1525 ENGLEWOOD DR
ROCKWALL, TX 75032

SAWYER CHARLENE &
DANNY & CHARLOTTE SAWYER
1525 FIELDSTONE DR
ROCKWALL, TX 75032

CHANTHAVISAY THAD
1525 FOXWOOD LN
ROCKWALL, TX 75032

JOLLEY CHESTER BURTON & SILVIA M
1525 GREENBROOK DR
ROCKWALL, TX 75032

GILL DAVID L
1525 HICKORY CREEK LN
ROCKWALL, TX 75032

PATRICK RICHARD & BRANDY
1525 RICHFIELD CT
ROCKWALL, TX 75032

WHALEN DANIEL & KYONG SUK
1525 TIMBER RIDGE DR
ROCKWALL, TX 75032

SHAH MURTAZA & MARIA
1525 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1526 DERBY DR
ROCKWALL, TX 75032

BIRT STEVEN & KATHERINE
1526 GLENWICK DRIVE
ROCKWALL, TX 75032

RAHIM MORID AND
MARAM JAGHAMA
1526 STEWART DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1527 TROWBRIDGE
ROCKWALL, TX 75032

BURT BRIAN
1527 DERBY DRIVE
ROCKWALL, TX 75032

ABEBE KEBEDE AND
HANNA ALEMAYEHU
1527 MADISON DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1528 GREENBROOK SUITE 320
ROCKWALL, TX 75032

RISINGER BRIAN & CRISTIE
1529 STEWART DRIVE
ROCKWALL, TX 75032

ZHANG XINKANG
1529 WINDING TRAIL DR
ALLEN, TX 75002

CURRENT RESIDENT
1530 MADISON
ROCKWALL, TX 75032

QUINONES HERSON I & KENIA G
1530 ELK RUN RD
DOWNINGTON, PA 19335

MEADE MICHAEL & ALMA DELIA
1530 FIELDSTONE DRIVE
ROCKWALL, TX 75032

MAQSOOD MOHAMMAD USMAN
1530 FOXWOOD LN
ROCKWALL, TX 75032

JENKINS PHILLIP & PEARLIE M
1530 MELROSE LN
ROCKWALL, TX 75032

CAIN ETHAN AND CARISSA
1530 RICHFIELD CT
ROCKWALL, TX 75032

CHODUN ERIC
1530 TIMBER RIDGE DR
ROCKWALL, TX 75032

CROCKER BRYAN & BOBBI JO
1530 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

PICAZO EDGAR AND ANGELA ADAME
1531 GREENBROOK DR
ROCKWALL, TX 75032

FLORES YOLANDA P & JOHNNY P
1531 HICKORY CREEK LN
ROCKWALL, TX 75032

MAXTED CRAIG & LYNDA
1531 MELROSE LN
ROCKWALL, TX 75032

JOHNSON LUTHER AND SHIZUKO
1531 TIMBER RIDGE DR
ROCKWALL, TX 75032

ADAMS ANTHONY AND
TREVOR ADAMS
1532 DERBY DRIVE
ROCKWALL, TX 75032

GRAHAM ADAM
1532 STEWART DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1533 DERBY DR
ROCKWALL, TX 75032

GARCIA JENNIFER
1533 MADISON DRIVE
ROCKWALL, TX 75032

LAWSON LINDA
CHAD HUNT
1533 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

GEFFEN ASHLEY
1534 ENGLEWOOD DR
ROCKWALL, TX 75032

TISON CATHY
1534 GREENBROOK DR
ROCKWALL, TX 75032

LINLEY ORA
1535 STEWART DR
ROCKWALL, TX 75032

DE ACEVEDO ALBA U
1536 FIELDSTONE DR
ROCKWALL, TX 75032

BORODGE BEDISO &
MARIA FALISO
1536 MADISON DR
ROCKWALL, TX 75032

MURRAY THOMAS AND TRISTAN
1536 MELROSE LN
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC
1536 TIMBER RIDGE DR
ROCKWALL, TX 75032

KISER HENRY JAY JR AND LAURA MICHELLE
1537 GREENBROOK DRIVE
ROCKWALL, TX 75032

ROGERS JAMES B
1537 MELROSE LANE
ROCKWALL, TX 75032

RAMIREZ ERNEST &
REBECCA LARA
1537 TIMBER RIDGE DR
ROCKWALL, TX 75032

BUSBY KATIANNA
1537 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1538 TROWBRIDGE
ROCKWALL, TX 75032

OSHEA BRIAN J & PATRICIA K
1538 GLENWICK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1539 TROWBRIDGE
ROCKWALL, TX 75032

PARNELL BRIAN AND BRIANA BOAEN
1539 DERBY DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1540 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

1540 EAST IH 30 ROCKWALL LLC
1540 EAST IH 30
ROCKWALL, TX 75087

FISHER MARK
1540 ENGLEWOOD DR
ROCKWALL, TX 75032

STRAMBLER PATRICK C & TRALISHA K
1540 GREENBROOK DRIVE
ROCKWALL, TX 75032

HERRERA ANTONIO AND SOCORRO
1541 CROMWELL COURT
ROCKWALL, TX 75032

PEGORARO KEVIN
1541 FIELDSTONE DR
ROCKWALL, TX 75032

WILKERSON TOMMY & JULIA
1541 STEWART DR
ROCKWALL, TX 75032

SCOTT MONTE K & APRIL E
1542 MADISON DR
ROCKWALL, TX 75032

EDGAR AMY R & TERRY L
1542 TIMBER RIDGE DR
ROCKWALL, TX 75032

BROWN KEVIN A AND KEISHA H
1543 ENGLEWOOD DR
ROCKWALL, TX 75032

BYRD BLAIR S & GAYLA D
1543 MELROSE LN
ROCKWALL, TX 75032

KOZOLE NICKALUS ANDREW &
SARA BEATRIZ ROMAN KOZOLE
1544 GLENWICK DRIVE
ROCKWALL, TX 75032

AMARO FRANCISCO AND MONICA
1544 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

CURRENT RESIDENT
1545 DERBY DR
ROCKWALL, TX 75032

CARRERA RICARDO L & ANNA
1545 MADISON DR
ROCKWALL, TX 75032

COURT CRAIG B & MONDA J
1545 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

HAWKS VINCENT R AND JANICE L
1546 ENGLEWOOD DR
ROCKWALL, TX 75032

VILLA JACQUELIN & LORENZO
1547 CROMWELL COURT
ROCKWALL, TX 75032

SHIELDS GENETTE & HERMAN D
1547 STEWART DR
ROCKWALL, TX 75032

CORTEZ LIDIA G AND
JUAN C PACHECO
1548 MELROSE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1549 ENGLEWOOD SUITE 320
ROCKWALL, TX 75032

WAKO GIZAW L & TSIYON E
1549 MELROSE LN
ROCKWALL, TX 75032

SORO SUZI AND
SALAMA B YUSIF
1549 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1550 TROWBRIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
1550 E I30 SUITE 204
ROCKWALL, TX 75032

MITTER RICHARD E & LINDA M
1550 GLENWICK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1551 TROWBRIDGE
ROCKWALL, TX 75032

FRANTZ JOHN W
1551 GLENWICK DR
ROCKWALL, TX 75032

WILLINGHAM TROY D & CAROLYN J
1552 ENGLEWOOD DR
ROCKWALL, TX 75032

DOAN ANNA AND PEYTON PRICE
1553 CROMWELL COURT
ROCKWALL, TX 75032

ZAREMBA MICHAEL J
1554 MELROSE LN
ROCKWALL, TX 75032

QUINN TERRY & CATHY
1555 ENGLEWOOD DR
ROCKWALL, TX 75032

MENDOZA HECTOR E & CAROLINA L
1555 WESTFIELD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
1556 GLENWICK
ROCKWALL, TX 75032

PALACIOS ROY & MARIA L
1556 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

MOTA SAMUEL ALVES AND LEIGH-ANNE
1557 TROWBRIDGE CIR
ROCKWALL, TX 75032

NABORS BECKY E
1558 ENGLEWOOD DRIVE
ROCKWALL, TX 75032

AGUILERA MICHAEL
1559 CROMWELL CT
ROCKWALL, TX 75032

ROLLAND LIV TRUST
FRANCIS C & LORENA L ROLLAND CO-TRUSTEES
156 HOLLAND CT
MOUNTAIN VIEW, CA 94040

MARTINEZ JULIA & CRUZ
1561 ENGLEWOOD DR
ROCKWALL, TX 75032

SANCHEZ IVONE
1562 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

SCHULMAN SUN
1563 TROWBRIDGE CIR
ROCKWALL, TX 75032

MASK LONNIE P & SHERRY L
1564 ENGLEWOOD DR
ROCKWALL, TX 75032

ROCKWALL BYPASS LTD
15640 QUORUM DRIVE
ADDISON, TX 75001

CURRENT RESIDENT
1565 CROMWELL SUITE 400
ROCKWALL, TX 75032

BROWNING JOHN S
1567 ENGLEWOOD DR
ROCKWALL, TX 75032

PRACHAR DANIEL AND ALICIA
1568 CROMWELL CT
ROCKWALL, TX 75032

TSAJU ALINE AND SYMPHORIEN NDJENG
1568 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

CURRENT RESIDENT
1570 ENGLEWOOD SUITE 320
ROCKWALL, TX 75032

THOMAS JAMES JR
1571 CROMWELL COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
1574 TROWBRIDGE
ROCKWALL, TX 75032

PATEL BHIKHABHAI & KUSUM
1575 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

HIGHNOTE RONNIE SR AND DELORES
1576 CROMWELL
ROCKWALL, TX 75032

GUTIERREZ TERRAN AND CARLOS
1577 CROMWELL CT
ROCKWALL, TX 75032

CURRENT RESIDENT
1580 TROWBRIDGE
ROCKWALL, TX 75032

OLIVER ANDREW AND LAUREN
1581 TROWBRIDGE CIR
ROCKWALL, TX 75032

CROSIER JASON AND
AUTUMN MASSEY
1582 CROMWELL COURT
ROCKWALL, TX 75032

SPIVEY ANDRES RAMON AND CAROL
1583 CROMWELL COURT
ROCKWALL, TX 75032

THORNHILL RANDY AND HEIDI
1585 TROWBRIDGE CIR
ROCKWALL, TX 75032

THARRINGTON DERJUAN P
1586 TROWBRIDGE CIR
ROCKWALL, TX 75032

ARZE CARLOS A & BETZI N TERAN-SOTO
1588 CROMWELL COURT
ROCKWALL, TX 75032

WATSON ROBERT B & SHANNON M
1589 CROMWELL COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
1590 MANNHEIM
ROCKWALL, TX 75032

TRANSAM TRUCKING
A MISSOURI CORP
15910 S 169 HWY
OLATHE, KS 66062

CURRENT RESIDENT
1592 TROWBRIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
1593 TROWBRIDGE
ROCKWALL, TX 75032

RYAN RICKIE II & TAMARA
1594 CROMWELL COURT
ROCKWALL, TX 75032

CURRENT RESIDENT
1595 MANNHEIM SUITE 3650
ROCKWALL, TX 75032

JUAREZ JUAN PABLO LAGUNA
1595 CROMWELL COURT
ROCKWALL, TX 75032

RAMSBOTTOM DAVID AND DAWN MICHELLE
1596 MANNHEIM DRIVE
ROCKWALL, TX 75032

OM RENTALS LLC
C/O NOEL F BRYANT
16 HOGGARDS RIDGE
LITTLE ROCK, AR 72211

CURRENT RESIDENT
1601 MANNHEIM
ROCKWALL, TX 75032

PAVAO BILLY J & SHRUTI
1601 CREEKRIDGE COURT
ROCKWALL, TX 75032

STEWART CHARLES & MARJORIE
1601 DEERWOOD DR
ROCKWALL, TX 75032

TORRES RAUL F
1601 HICKORY CREEK LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
1602 DEERWOOD
ROCKWALL, TX 75032

CURRENT RESIDENT
1602 TROWBRIDGE
ROCKWALL, TX 75032

GOLDFARB BRETT
1602 CREEKRIDGE COURT
ROCKWALL, TX 75032

MOER DONALD L JR & DOROTHY C
1602 HICKORY CREEK LN
ROCKWALL, TX 75032

SMITH WESLEY R AND
RONNIE L STERLING
1602 MANNHEIM DRIVE
ROCKWALL, TX 75032

KIRBY LEGRAND CARNEY III AND JANE DANIEL
1603 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

CURRENT RESIDENT
1604 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

PEARSON MARILYN
1606 WILLOW CREST DR
RICHARDSON, TX 75081

MUSA IBRAHIM A
1607 CREEKRIDGE CT
ROCKWALL, TX 75032

VARGAS-GUZMAN CRISTIAN LEONEL AND
VERLENE N FORBIA
1607 HICKORY CREEK DR
ROCKWALL, TX 75032

HERRERA KENDHAL
1607 MANNHEIM DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1608 TROWBRIDGE
ROCKWALL, TX 75032

NABORS CHRISTOPHER S AND KIMYAHTA CARR
1608 MANNHEIM DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1609 TROWBRIDGE
ROCKWALL, TX 75032

OROZCO JOHN R
1609 DEERWOOD DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1610 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

CURRENT RESIDENT
1610 CLIFFBROOK SUITE 900
ROCKWALL, TX 75032

DOTIE TRELICA
1610 DEERWOOD DR
ROCKWALL, TX 75032

PRITCHARD DONNA CULLINS &
KIMBERLY CULLINS COLLICCHIO TRUSTEES
1610 SHORES BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
1612 CREEKRIDGE
ROCKWALL, TX 75032

REYES RAMIRO JR
1613 CREEKRIDGE COURT
ROCKWALL, TX 75032

ROBERTS VALERIE
1613 MANNHEIM DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1614 MANNHEIM
ROCKWALL, TX 75032

MISKIN RYAN AND VANESSA
1615 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

CURRENT RESIDENT
1616 CHARISMATIC CT
ROCKWALL, TX 75032

SUCHEY SPENCER & MISTY
1616 CLIFFBROOK DR
ROCKWALL, TX 75032

FARMER TONYA AND TIMOTHY
1616 DEERWOOD DR
ROCKWALL, TX 75032

SCHAFFER AMY &
JAY KEAFFER
1616 HICKORY CREEK LN
ROCKWALL, TX 75032

ONEAL ARA GAIL
1617 DEERWOOD DR
ROCKWALL, TX 75032

FERNANDEZ HECTOR M
1619 CREEKRIDGE CT
ROCKWALL, TX 75032

WASHINGTON BETTY A
1619 HICKORY CREEK LN
ROCKWALL, TX 75032

FULLER BOBBIE K AND JAMES A JR
1619 MANNHEIM DR
ROCKWALL, TX 75032

ASIKAIWE CHIMA NATHANIEL AND CHIBUOGWU
LILIAN
1620 MANNHEIM DR
ROCKWALL, TX 75032

FERGUSON DAVID AND
BLAKE GRIFFIN
1621 TROWBRIDGE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1622 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

TUCKER DRIONNE M
1622 DEERWOOD DR
ROCKWALL, TX 75032

MADRIS MARLINA
1623 DEERWOOD DR
ROCKWALL, TX 75032

ESPARZA MARCELO & BERTHA
1624 CREEKRIDGE CT
ROCKWALL, TX 75032

MARSALA CHRISTIE
1625 CREEKRIDGE COURT
ROCKWALL, TX 75032

MORRISON DERWIN AND TOYOTA
1625 MANNHEIM DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1627 HICKORY CREEK SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
1627 TROWBRIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
1628 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

QUINTANA VICTOR H SR & ESTELLA
1628 CLIFFBROOK DR
ROCKWALL, TX 75032

VILLARREAL VICTOR AND
KARLA TORRES DAVILA
1628 DEERWOOD DRIVE
ROCKWALL, TX 75032

DELEON FAMILY REVOCABLE LIVING TRUST
ROBERT G DELEON SR AND MARY G CO
TRUSTEES
1628 HICKORY CREEK LN
ROCKWALL, TX 75032

AVILA HORACIO I & MARIA P
1629 DEERWOOD
ROCKWALL, TX 75032

NADLER CRAIG AND KAREN L
1630 CREEKRIDGE CT
ROCKWALL, TX 75032

WINSTEAD ANTONIA
1631 CHESTERWOOD DR
ROCKWALL, TX 75032

GREEN CLAYTON WILLIAM & VIRGINIA RUTH
1631 CREEKRIDGE CT
ROCKWALL, TX 75032

COLE RICHARD AND TANYA
1631 MANNHEIM DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1633 TROWBRIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
1634 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

CURRENT RESIDENT
1634 MANNHEIM
ROCKWALL, TX 75032

ZHAO VIVIAN WEI AND
YONG SITU
1634 47TH AVE
SAN FRANCISCO, CA 94122

COOK STACY A
1634 CLIFFBROOK DR
ROCKWALL, TX 75032

SMITH BRIAN & JESSICA
1634 HICKORY CREEK LN
ROCKWALL, TX 75032

PETERSON GREGORY & SHANNON
1636 CREEKRIDGE CT
ROCKWALL, TX 75032

GRIFFIN THOMAS F II AND STACEY L
1636 TROWBRIDGE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1637 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

KLICS APRIL
1637 CHESTERWOOD
ROCKWALL, TX 75032

RAPIER MICHAEL L &
NAKIA R STANFORD
1637 CLIFFBROOK DR
ROCKWALL, TX 75032

KINDZEKA GLORIA
1637 MANNHEIM RD
ROCKWALL, TX 75032

YU YAOHUA AND YIZHOU
1639 TROWBRIDGE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1640 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

CURRENT RESIDENT
1640 HICKORY CREEK
ROCKWALL, TX 75032

CURRENT RESIDENT
1640 MANNHEIM
ROCKWALL, TX 75032

GUILLORY BOBBY
1642 CLIFFBROOK DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1643 CLIFFBROOK
ROCKWALL, TX 75032

VANHYTE ANN & TERRY
1643 MANNHEIM DRIVE
ROCKWALL, TX 75032

MONTGOMERY CHANNING AND CHELSIE
1644 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

WEST MICHAEL & HOLLY
1645 CHESTERWOOD DR
ROCKWALL, TX 75032

GIBSON JOHN W & HANNAH A
1645 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

CURRENT RESIDENT
1646 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

CURRENT RESIDENT
1646 MANNHEIM
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER T
1648 TROWBRIDGE CIR
ROCKWALL, TX 75032

KEITH DOUGLAS R & DAWN M
1649 CHESTERWOOD DR
ROCKWALL, TX 75032

JUDD BRYAN L & DONNA K
1649 CLIFFBROOK DR
ROCKWALL, TX 75032

FRITTS LARRY D AND ROSE M
1649 MANNHEIM DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1650 S JOHN KING SUITE 500
ROCKWALL, TX 75032

BAILEY TYSON AND JAMEKIA
1651 TROWBRIDGE CIR
ROCKWALL, TX 75032

CURRENT RESIDENT
1652 CHARISMATIC CT SUITE 400
ROCKWALL, TX 75032

USANGA NSISONG DONATUS
1652 HICKORY CREEK LN
ROCKWALL, TX 75032

MARTINEZ CARLOS &
JANETH MIRANDA-RUIZ
1652 TROWBRIDGE CIRCLE
ROCKWALL, TX 75032

CURRENT RESIDENT
1654 MANNHEIM
ROCKWALL, TX 75032

NELSON RANDY R & TRACY M
1655 CHESTERWOOD DR
ROCKWALL, TX 75032

LAMORIE MICHAEL AND
HEATHER TERRANOVA
1655 TROWBRIDGE CIR
ROCKWALL, TX 75032

BERG R YVETTE KING
16551 SAN FERNANDO MISSIN BLVD
GRANADA HILLS, CA 91344

BRADBERRY RALPH E & JANICE L
1656 CHESTERWOOD DR
ROCKWALL, TX 75032

JONES JARRED
1657 MANNHEIM DRIVE
ROCKWALL, TX 75087

JOHNSON BRIAN AND DENISE
1657 WILDROSE DR
ROCKWALL, TX 75032

HOLMAN R. REGINA
1658 HICKORY CREEK LN
ROCKWALL, TX 75032

BISHOP WOODROW A AND SHEILA BUNNELL
1658 TROWBRIDGE CIR
ROCKWALL, TX 75032

TAYLOR RESCHELE
1661 CHESTERWOOD DR
ROCKWALL, TX 75032

WILSON DALE S SR & VICKY NASH
1662 CHESTERWOOD DR
ROCKWALL, TX 75032

BURCH RICHARD J & LAURA M
1663 HICKORY CREEK LN
ROCKWALL, TX 75032

COLLINS ROBERT LANCE
1663 WESTBURY DR
ROCKWALL, TX 75032

CARTER VICTORIA
1663 WILDROSE DR
ROCKWALL, TX 75032

ALYATIM LISA & AKRAM GEORGE
1664 HICKORY CREEK
ROCKWALL, TX 75032

OKWUOLISA GLADYS & MARTIN N
1664 WESTBURY DR
ROCKWALL, TX 75032

DUGAL GUILLERMO A
1664 WILDROSE
ROCKWALL, TX 75032

CURRENT RESIDENT
1667 CHARISMATIC CT SUITE 202
ROCKWALL, TX 75032

BORTON JARED & VANESSA
1667 CHESTERWOOD DRIVE
ROCKWALL, TX 75032

HERBERT RANDY P & REBECCA
1668 CHESTERWOOD DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1669 HICKORY CREEK
ROCKWALL, TX 75032

CURRENT RESIDENT
1669 WESTBURY
ROCKWALL, TX 75032

CURRENT RESIDENT
1670 HICKORY CREEK
ROCKWALL, TX 75032

CURRENT RESIDENT
1670 WILDROSE
ROCKWALL, TX 75032

BERMUDEZ ADRIAN AND JANET
1670 WESTBURY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1673 CHESTERWOOD
ROCKWALL, TX 75032

MEDINA GUILLERMO
1674 CHESTERWOOD DR
ROCKWALL, TX 75032

HENDERSON LORENZO
& WIFE DONNA HENDERSON
1675 HICKORY CREEK LN
ROCKWALL, TX 75032

PARIS RONALD G & CONSTANCE D
1675 WESTBURY DR
ROCKWALL, TX 75032

CAVANESS TYLER MATTHEW
1675 WILDROSE DR
ROCKWALL, TX 75032

GUTIERREZ KENNETH & MISTY
1676 WESTBURY DR
ROCKWALL, TX 75032

RALDA GERSON PAUL SANCHEZ
1676 WILDROSE DRIVE
ROCKWALL, TX 75032

BENAVIDES JAVIER & MARIA
1678 HICKORY CREEK LN
ROCKWALL, TX 75032

COOK DIANE MARIE
1679 CHESTERWOOD DR
ROCKWALL, TX 75032

STANBERRY CYNTHIA JEAN
1680 CHESTERWOOD DR
ROCKWALL, TX 75032

NEPTUNE INVESTMENTS LP
16805 BRADGATE CT
DALLAS, TX 75248

RUFFIN BRANDON T
1681 WESTBURY DRIVE
ROCKWALL, TX 75032

FITZGERALD RONA
1681 WILDROSE DRIVE
ROCKWALL, TX 75032

BROWN JAMES A & CHERYL R
1682 WESTBURY DR
ROCKWALL, TX 75032

LOPEZ SIMON & MELISSA
1682 WILDROSE DR
ROCKWALL, TX 75032

WILLIS JENNIFER
1684 HICKORY CREEK LN
ROCKWALL, TX 75032

RENFRO JOHNNY E
1686 CHESTERWOOD DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1687 WESTBURY
ROCKWALL, TX 75032

MONTEMAYOR DAVID JR & MARGOT M
1687 HICKORY CREEK LN
ROCKWALL, TX 75032

SPENCER EDWARD C & LAURA J
1687 WILDROSE DR
ROCKWALL, TX 75032

MCCREARY MELISSA
1688 WESTBURY DRIVE
ROCKWALL, TX 75032

MCCARLEY DEBORAH SMITH
1688 WILDROSE DR
ROCKWALL, TX 75032

MEYER ROBERT D
1690 HICKORY CREEK LN
ROCKWALL, TX 75032

CONFIDENTIAL
1693 HICKORY CREEK LN
ROCKWALL, TX 75032

KRENZER RONALD J & BARBARA T
1693 WESTBURY DR
ROCKWALL, TX 75032

CLARK NATHAN D
1693 WILDROSE DR
ROCKWALL, TX 75032

PEREZ ROBERTO
1694 WESTBURY DRIVE
ROCKWALL, TX 75032

CHEBSA SERAWIT
1694 WILD ROSE DR
ROCKWALL, TX 75032

HERNANDEZ ISAAC OLIVARES
1696 HICKORY CREEK LN
ROCKWALL, TX 75032

HART JOHN L
1698 CHESTERWOOD DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1699 HICKORY CREEK
ROCKWALL, TX 75032

BANGURA EDRISA T AND HAJAH M
1700 WESTBURY DR
ROCKWALL, TX 75032

COPE DAVID & DARLENE
1700 WILDROSE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1701 HWY 276
ROCKWALL, TX 75032

SAVAGE HAROLD D
1701 CLIFFBROOK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1702 CLIFFBROOK SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
1702 GALLANT FOX DR
ROCKWALL, TX 75032

SHRESTHA SURAJ P & SAPANA JOSHI
1702 HICKORY CREEK LANE
ROCKWALL, TX 75032

PUGLIESE ELIZABETH
1703 CHESTERWOOD DR
ROCKWALL, TX 75032

HEMPHILL EDWARD KOMSON
1703 WESTBURY DRIVE
ROCKWALL, TX 75032

KASUMOVIC EMIR & FATIMA
1704 CHESTERWOOD DR
ROCKWALL, TX 75032

STAFFORD CHRISTOPHER
1705 HICKORY CREEK LN
ROCKWALL, TX 75032

RUDDIS CATHY L
1705 WILDROSE DR
ROCKWALL, TX 75032

GABRIEL ANDRES R JR & BERNADETTE C
1706 WESTBURY DR
ROCKWALL, TX 75032

CRAFT RUSSELL C
1707 CLIFFBROOK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1708 GALLANT FOX DR
ROCKWALL, TX 75032

HENEGAR MELISSA
1708 HICKORY CREEK LN
ROCKWALL, TX 75032

CARBAUGH BARBARA L
1708 WILDROSE DR
ROCKWALL, TX 75032

BERNARD MARY
1710 CHESTERWOOD DRIVE
ROCKWALL, TX 75032

NGUYEN BAO THI AND THU-THUY
1710 PREAKNESS DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1711 HICKORY CREEK APT 1134
ROCKWALL, TX 75032

RICHARDSON TANESHIA
1711 PILLORY DR
ROCKWALL, TX 75032

BOUDREAU GLENN & BARBARA
1711 WILDROSE DR
ROCKWALL, TX 75032

MOUANID MOHAMMED EL AND KHADIJA ATINE
1712 WESTBURY DR
ROCKWALL, TX 75032

OGUNNAIKE TOYIN O AND
OWOBAMIJO OLUSAYO FOWOSIRE
1713 CLIFFBROOK DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
1714 PREAKNESS DR
ROCKWALL, TX 75032

GREEN KEVIN AND JOY
1714 GALLANT FOX DRIVE
ROCKWALL, TX 75032

VERSHAW LISA M & DAVID P
1714 HICKORY CREEK LN
ROCKWALL, TX 75032

ATHERTON LOREN AND ELESIA
1715 PILLORY DR
ROCKWALL, TX 75032

BREITZMAN BRIAN
1716 CHESTERWOOD DR
ROCKWALL, TX 75032

JOHNSON CLAYTON J SR & TONYA
1716 WILDROSE DR
ROCKWALL, TX 75032

GRAY KIMBERLY
1717 HICKORY CREEK LN
ROCKWALL, TX 75032

EJTMINOWICZ ANTONI
1717 WILDROSE DR
ROCKWALL, TX 75032

BOTTIGER JEFFREY ALAN AND JENNIFER ROBYN
HOLMES
1718 PREAKNESS DR
ROCKWALL, TX 75032

ALMEIDA VICENTE & ESTEFANI
1718 WESTBURY DR
ROCKWALL, TX 75032

STOVER JULIA AND RANDY
1719 PILLORY DR
ROCKWALL, TX 75032

AGEE AMANDA
1720 HICKORY CREEK DR
ROCKWALL, TX 75032

KNOX MARCUS D AND ROSA I GONZALEZ
1722 CHESTERWOOD DR
ROCKWALL, TX 75032

DO LIEN & HUNG TA
1722 PREAKNESS DRIVE
ROCKWALL, TX 75032

HILL ROLAND AND MARGARET
1723 PILLORY DR
ROCKWALL, TX 75032

HERNANDEZ JOE AND EVELIA
1725 CLIFFBROOK DR
ROCKWALL, TX 75032

CULLINS TAKORY & TERRIENNA
1726 HICKORY CREEK LN
ROCKWALL, TX 75032

MURPHY SHARON
1726 PREAKNESS DR
ROCKWALL, TX 75032

GURGIN MICHAEL G AND CORINA R
1726 WESTBURY DR
ROCKWALL, TX 75032

WALLS JENETTE AND BRYANT
1727 PILLORY DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1728 CHESTERWOOD
ROCKWALL, TX 75032

CURRENT RESIDENT
1730 PREAKNESS DR
ROCKWALL, TX 75032

PARK SANDRA
1731 PILLORY DRIVE
ROCKWALL, TX 75032

PEREZ KATHERINE T
1732 HICKORY CREEK LN
ROCKWALL, TX 75032

HOWARD STEPHEN T AND
ASHLEY N YAGER
1734 PREAKNESS DR
ROCKWALL, TX 75032

MORGAN BONITA DAVIS
1735 HICKORY CREEK LN
ROCKWALL, TX 75032

FITZGERALD JUDITH A AND GLENN R
1736 CHESTERWOOD DR
ROCKWALL, TX 75032

BENTON DARRELL
1737 CLIFFBROOK DR
ROCKWALL, TX 75032

BAZEMORE SUZETTE
1738 HICKORY CREEK LN
ROCKWALL, TX 75032

RICE DAVID & CHRYSAL
1738 PREAKNESS DRIVE
ROCKWALL, TX 75032

FERREIRA SILVIA MARQUES
1743 CLIFFBROOK DRIVE
ROCKWALL, TX 75032

GARCIA ERICA
1743 HICKORY CREEK LN
ROCKWALL, TX 75032

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

HANSEN KARL AND DOLORES HERNANDEZ
1744 PREAKNESS DR
ROCKWALL, TX 75032

CONFIDENTIAL
1748 PREAKNESS DR
ROCKWALL, TX 75032

HENRY WILLIAM A
1769 CLIFFBROOK DR
ROCKWALL, TX 75032

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
180 N STETSON AVE SUITE 3650
CHICAGO, IL 60601

MEADOWCREEK ESTATES HOMEOWNERS ASSOC
INC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

MEGATEL HOMES INC
1800 VALLEY VIEW LANE SUITE 400
FARMERS BRANCH, TX 75234

CTMGT ROCKWALL 38 LLC
1800 VALLEY VIEW LN SUITE 300
FARMERS BRANCH, TX 75234

MEGATEL HOMES INC
1800 VALLEY VIEW LN STE 400
DALLAS, TX 75234

STRAW DEWAYNE AND SARA JIMENEZ
1801 PREAKNESS DRIVE
ROCKWALL, TX 75032

AYANLOLA AYANTAYO & ENIOLA OMOLOLA
1801 WILDROSE DRIVE
ROCKWALL, TX 75032

PADGETT THOMAS W AND TERI D
1802 PREAKNESS DR
ROCKWALL, TX 75032

NTIBAGAYE JEAN CLAUDE &
JOSELYN MAZAMBO
1802 WILDROSE DR
ROCKWALL, TX 75032

THOMAS PATRICK S & STACEY L
1806 PREAKNESS DRIVE
ROCKWALL, TX 75032

MCMULLIN LINDA
1810 PREAKNESS DRIVE
ROCKWALL, TX 75032

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
18100 VON KARMAN SUITE 500
IRVINE, CA 92612

DITMORE LESLIE G AND KURTIS M BOONE
1813 PREAKNESS DR
ROCKWALL, TX 75032

ROCHA JOHN ERIC
1813 WILDROSE DR
ROCKWALL, TX 75032

IZZO KEITH AND SARAH ANDERSON
1814 PREAKNESS DR
ROCKWALL, TX 75032

STOKES SHATARA T & HOWARD L III
1818 PREAKNESS DRIVE
ROCKWALL, TX 75032

WALDRON ROB R AND MELINA
1819 WILDROSE DR
ROCKWALL, TX 75032

PEREZ ROJELIO O & URSULA THOMAS
1825 WILDROSE DR
ROCKWALL, TX 75032

POE ELIZABETH A
1831 WILDROSE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1835 T L TOWNSEND
ROCKWALL, TX 75032

GRIFFIN JACOB AND CARLY
1840 WILDROSE DRIVE
ROCKWALL, TX 75032

DAUGHERTY DEBORAH ELIZABETH
1843 WILDROSE DRIVE
ROCKWALL, TX 75032

RATTHY DANNY
1848 WILDROSE DR
ROCKWALL, TX 75032

CERBERUS HOLDINGS II LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

SUMPON LOWE & MEDYLO SUMPON
1853 WILDROSE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
1855 TL TOWNSEND
ROCKWALL, TX 75032

CURRENT RESIDENT
1870 JOHN KING
ROCKWALL, TX 75032

AGAPE PROPERTIES LIMITED
18770 LBJ FWY #200
MESQUITE, TX 75150

ARTEAGA YOVEIRY YANEL
1902 NANCY JANE CIR
GARLAND, TX 75043

MURPHY MICHAEL M - AS SUCESSOR TRUSTEE
OF THE ANN MARIE 2007 TRUST AND
UNDER THE TERMS OF THE WILL OF
CHRISTOPHER E MURPHY
1913 CATENACCI COURT
PETALUMA, CA 94954

CURRENT RESIDENT
1925 MELROSE
ROCKWALL, TX 75032

REALTY HOLDINGS OF ROCKWALL LLC
1925 CEDAR SPRINGS ROAD SUITE 204
DALLAS, TX 75201

WASKOW JUSTIN ALLEN
1925 MELROSE LANE
ROCKWALL, TX 75032

HAUPT STEPHEN AND MEAGAN E
1931 MELROSE LANE
ROCKWALL, TX 75032

MCKINNEY DOUGLAS EDWARD AND REESE
PRESLEY
2 LAKESIDE DR
LONGVIEW, TX 75604

CITY OF HEATH
200 LAURENCE DRIVE
HEATH, TX 75032

PILLE DOUGLAS C
201 E FM 550
ROCKWALL, TX 75032

KASPEROWICZ SLAVEK
201 W DYER RD STE C
SANTA ANA, CA 92707

CURRENT RESIDENT
2010 KRISTY
ROCKWALL, TX 75032

BUTLER SAUNDRA A
2011 CR 609
FARMERSVILLE, TX 75442

XIONG HUI
2017 GLENMERE DR
ALLEN, TX 75013

MATTESON EVAN RICHARD & VIRGINIA ANN
202 GRETTEL PL
ROCKWALL, TX 75032

4-J ASSETS LLC
204 COUNTRY CLUB DR
HEATH, TX 75032

C & L REAL ESTATE LLC
2046 FOREST LANE SUITE 130
GARLAND, TX 75042

PATTON KURTIS L & ROXANNE L
2064 COUNTY ROAD 2546
QUINLAN, TX 75474

DEVOT BRIAN M &
EDWARD B WATSON
20947 CABRILLO LN
HUNTINGTON BEACH, CA 92646

GALAXY RANCH SHOPPING CENTER LP
2101 FIREWHEEL PKWY
GARLAND, TX 75040

ERICKSON KRISTIN
211 FIELDCREST DRIVE
ROCKWALL, TX 75032

HARGIS JOHN E & JESSICA
2114 BARLASS DR
ROCKWALL, TX 75087

HERNANDEZ GERSON AND MYLA
2133 WOODGLEN DR
GARLAND, TX 75040

ROCK TWO M LLC
214 WINDY LANE
ROCKWALL, TX 75087

WHEELLOCK DEAN I & IDA P
2141 TEAGLE DR
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J
2151 TEAGLE DR
ROCKWALL, TX 75032

GLAZE STEVE LOUIS
2161 TEAGLE DR
ROCKWALL, TX 75032

QUEEN RONALD RENARD &
YOLANDA YVETTE WASHINGTON
2171 TEAGLE DR
ROCKWALL, TX 75032

LENTZ GARRETT A & KATIE R
2181 TEAGLE DRIVE
ROCKWALL, TX 75032

HARING BRYAN
2190 FIELDCREST DRIVE
ROCKWALL, TX 75032

3001 DUSTY RIDGE DRIVE LLC
22 WINDSOR DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2200 FIELDCREST #404
ROCKWALL, TX 75032

ROJAS-ESCARTIN JOSE I AND
LORNA VANESSA FREGOSO REYNOSO
2210 SHARI LANE
GARLAND, TX 75043

KIM YONG JU
2214 SHADY OAKS CT
GARLAND, TX 75044

NEWCOMB RAYMON & JOYCE
2217 MCCLENDON DR
ROCKWALL, TX 75032

BLACKWOOD CRAIG ALLEN
2220 FIELDCREST DR
ROCKWALL, TX 75032

TRUJILLO SIMON AND NALLELY
2221 FIELDCREST DR
ROCKWALL, TX 75032

SANTISO LINDA KAY PARKER
2230 FIELDCREST
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS
2231 FIELDCREST DR
ROCKWALL, TX 75032

CHRISTIAN JANE E
2231 TEAGLE DR
ROCKWALL, TX 75032

MONDAL SHUBHOJYOTI
2235 E 6TH ST #404
AUSTIN, TX 78702

TOPPING WILLIAM C II
2240 FIELDCREST DRIVE
ROCKWALL, TX 75032

VO LIEN THI
2240 TEAGLE DRIVE
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA
2250 TEAGLE DR
ROCKWALL, TX 75032

GEDDES JEFFREY AND AURIELLE
2251 TEAGLE DR
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA
2260 TEAGLE DR
ROCKWALL, TX 75032

HATCH SCOTT
2261 TEAGLE DR
ROCKWALL, TX 75032

CTE PHASE I LP
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

PARK ALLEN
2301 LAFAYETTE DR
HEATH, TX 75032

ROY CHRISTINA M
2302 GRAYSTONE DR
ROCKWALL, TX 75032

SIVORAVONG AIR K & NUCHJAREE
2309 GRAYSTONE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2310 GRAYSTONE SUITE 320
ROCKWALL, TX 75032

WOOD CHERYL A
2315 GRAYSTONE DR
ROCKWALL, TX 75032

BASKIN CHIQUITA
2316 GRAYSTONE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2321 GRAYSTONE
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2322 GRAYSTONE SUITE 130
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA
2325 S. GOLIAD ST
ROCKWALL, TX 75032

WILLIAMS CURTIS L & COLEEN L
2327 GRAYSTONE DR
ROCKWALL, TX 75032

KEMP GEOFFREY J & DELEIGH H
235 WOODBLUFF CT
ROYSE CITY, TX 75189

MAYSON MERCY
2362 SOMERSET DR
ROCKWALL, TX 75032

BRAUN STEPHEN & SHIRLEY
2379 FAIRCREST DRIVE
ROCKWALL, TX 75032

VACA PABLO & REYNA
2380 SOMERSET DR
ROCKWALL, TX 75032

ROBISON HEATHER L AND BRANDON W
2385 FAIRCREST DRIVE
ROCKWALL, TX 75032

LAQUEY ROBERT P
2386 SOMERSET DR
ROCKWALL, TX 75032

HERNANDEZ JEREMY REY
2392 SOMERSET DRIVE
ROCKWALL, TX 75032

BAKER MO A &
ZENIT Y BESHIR
2398 FAIRCREST DR
ROCKWALL, TX 75032

HILL JACQUELINE S
2398 SOMERSET DR
ROCKWALL, TX 75032

WYNN MICHAEL M & JEANEENE M
2401 GRAYSTONE DR
ROCKWALL, TX 75032

RANDLE DONALD & ANNETTE
2401 SOMERSET DR
ROCKWALL, TX 75032

ALMAGUER EDWIN DE JESUS
2403 ANDREW LN
ROYSE CITY, TX 75189

WILKERSON JEFFERY L &
NICOLE
2404 SOMERSET DR
ROCKWALL, TX 75032

MENDOLIA SANTINA
2407 SOMERSET DR
ROCKWALL, TX 75032

GUTOSKY DANIEL & SANDRA
2410 FAIRCREST DR
ROCKWALL, TX 75032

MARTIN TRENT DAVID AND WENDY LYNN
2410 SOMERSET DR
ROCKWALL, TX 75032

CONFIDENTIAL
2411 GRAYSTONE DR
ROCKWALL, TX 75032

LEDEZMA BARBARA O
2413 SOMERSET DR
ROCKWALL, TX 75032

NEWTON AARON DOUGLASS &
JENNIFER LEIGH
2501 BARKSDALE DR
ROCKWALL, TX 75032

DELATTE JOSEPH R JR & CAROL M
2501 EASTWOOD DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2507 BARKSDALE
ROCKWALL, TX 75032

HARRIS NICOLE L
2507 EASTWOOD DR
ROCKWALL, TX 75032

XU HAO AND
JING YANG
2508 BRIGHTON DR
FLOWER MOUND, TX 75028

HUA DANIEL ANH-DUNG
2513 EASTWOOD DRIVE
ROCKWALL, TX 75032

MITTER ADAM
2519 BARKSDALE DR
ROCKWALL, TX 75032

CANTWELL PATRICK L & JENNY M
2519 EASTWOOD DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2525 EASTWOOD SUITE 900
ROCKWALL, TX 75032

NORTON ERIC A &
AIMEE E JACOBS
2525 BARKSDALE DR
ROCKWALL, TX 75032

CARDENAS CECILIO & CARMEN
2531 BARKSDALE DR
ROCKWALL, TX 75032

KEES MATTHEW P & LYDIA
2531 EASTWOOD DR
ROCKWALL, TX 75032

CONFIDENTIAL
2537 BARKSDALE DRIVE
ROCKWALL, TX 75032

ASH NATHAN
2543 EASTWOOD DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2549 BARKSDALE
ROCKWALL, TX 75032

KIM DEBORAH & SONG
2550 ABBEY CT
ROCKWALL, TX 75032

SCHAUER CLIFFORD EUGENE
2551 ABBY CT
ROCKWALL, TX 75032

HARRIS FAMILY LIVING TRUST
25534 W COLLETTE WAY
CALABASAS, CA 91302

KAVANAGH YVES D & LYNDA
2555 EASTWOOD DR
ROCKWALL, TX 75032

OLBRISH STEPHEN R
2558 ABBEY CT
ROCKWALL, TX 75032

TAYLOR RICHARD S & JANE S
2559 ABBEY CT
ROCKWALL, TX 75032

HOWELL MTN RE LLC
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

CARROLL PHILLIP C & JANICE
2601 CHELSEA CT
ROCKWALL, TX 75032

STIGGERS BERNARD & SONYA
2602 CHELSEA CT
ROCKWALL, TX 75032

ELLIS TARA L AND CHARLES
2609 CHELSEA COURT
ROCKWALL, TX 75032

BARNARD CALVIN V & CATHERINE C
2610 CHELSEA CT
ROCKWALL, TX 75032

MCKEE CHRISTOPHER W & CHRISTIE M
2615 CHELSEA CT
ROCKWALL, TX 75032

LITTLE DARREN & CONNIE
2616 CHELSEA COURT
ROCKWALL, TX 75032

MULLINS AUDREY & DAVID
2617 CYPRESS DR
ROCKWALL, TX 75087

LIU YIFAN AND YANG JIANG
2700 ROTHLAND LN
DALLAS, TX 75023

LIU YIFAN AND YANG JIANG
2700 RUTHLAND LN
PLANO, TX 75203

LI LIPING
2704 MUM DR
RICHARDSON, TX 75082

CALBOW SHAWN P
2710 MIRASOL LOOP
ROUND ROCK, TX 78681

FENG YI
2757 SCENIC DR
PLANO, TX 75025

BACKUS WAYNE E
278 CORNSTALK RD
ROCKWALL, TX 75032

BENNETT JONATHAN W &
MARGARET M
2795 CLEAR CREEK DR
ROCKWALL, TX 75032

ARCHER DIEGO A AND CHRISTINE P
2796 CLEAR CREEK DR
ROCKWALL, TX 75032

HERRERA JOSE B & FLOR E
2797 DEER RIDGE DR
ROCKWALL, TX 75032

ANTONYSHYN TRUST
WALTER J & GEORGIANA L ANTONYSHYN
TRUSTEES
28 ALAMITOS
FOOTHILL RANCH, CA 92610

GILES WILLIAM D & DIONE C
2800 DEER RIDGE DR
ROCKWALL, TX 75032

CROSS RONALD D & EMMA R
2800 MISTY RIDGE LN
ROCKWALL, TX 75032

ZACKERY JANICE D
2800 WILD OAK LN
ROCKWALL, TX 75032

CAVE GINA R & MICHAEL M
2801 TANGLEGLEN DR
ROCKWALL, TX 75032

HARDMAN MARK
2801 WILD OAK LN
ROCKWALL, TX 75032

GRISSOM PATRICK AND DIANNA
2802 TANGLEGLEN DR
ROCKWALL, TX 75032

MITCHELL GREGORY A & ANNA V
2803 CLEAR CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2804 CLEAR CREEK
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K
2806 MISTY RIDGE LN
ROCKWALL, TX 75032

DOLINSCHI GEORGE
2806 WILD OAK LANE
ROCKWALL, TX 75032

VANHECKE SHARON
2807 DEER RIDGE DR
ROCKWALL, TX 75032

HOEVERS ERIC & CHARLINE &
ROSEMARY BIANCHI
2807 WILD OAK LN
ROCKWALL, TX 75032

SANFORD BRYAN
28075 MORTON RD
KATY, TX 77493

CURRENT RESIDENT
2808 DEER RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
2810 CLEAR CREEK
ROCKWALL, TX 75032

KING RENRICK AND MARCEL
2811 BENT RIDGE DR
ROCKWALL, TX 75032

OWENS JAMIL AND
LINDSAY WALTNER
2811 TANGLEGLEN DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2812 TANGLEGLEN
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA
2812 MISTY RIDGE LANE
ROCKWALL, TX 75032

SWIFT PELHAM & SOUVENIR
2812 WILD OAK LN
ROCKWALL, TX 75032

CADDELL LYLE JEFFREY & CATHERINE L
2813 DEER RIDGE DR
ROCKWALL, TX 75032

BOJARSKI JOSEPH A
2813 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2814 DEER RIDGE
ROCKWALL, TX 75032

BOGDAN ADRIAN RUSMANICA AND IULIANA
2815 CLEAR CREEK DR
ROCKWALL, TX 75032

JACKSON BERT J AND BRIDGET M
2815 LOST CREEK CT
ROCKWALL, TX 75032

BULLARD MICHAEL S JR & KENDRA A
2816 CLEAR CREEK
ROCKWALL, TX 75032

KAISER MATTHEW J AND BRITNEY A
2817 TANGLEGLEN DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2818 TANGLEGLEN
ROCKWALL, TX 75032

CONFIDENTIAL
2818 MISTY RIDGE LN
ROCKWALL, TX 75032

MURPHY SAMUEL AND MEGAN
2818 WILD OAK LN
ROCKWALL, TX 75032

ELLIOTT JESSIE AND STELLA STACHOULAS
2819 DEER RIDGE DR
ROCKWALL, TX 75032

BELL STEVEN DOUGLAS & MELINDA JOYCE
2819 TRAILVIEW DRIVE
ROCKWALL, TX 75032

BIRDSONG DEBORAH
2819 WILD OAK LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2820 DEER RIDGE
ROCKWALL, TX 75032

BLAIR DAVID
2820 BENTRIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2821 BENT RIDGE SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
2821 CLEAR CREEK
ROCKWALL, TX 75032

ORMENO FERNANDO & ANABELLA L PECOL
2822 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

TRINH LAM VAN AND KRISTY THI THUY NGUYEN
2822 LOST CREEK
ROCKWALL, TX 75032

GARDEA MIRIAM JANETH AND
ALFONSO GOMEZ
2823 TANGLEGLEN DR
ROCKWALL, TX 75032

LE BRYAN NGUYEN
2824 LAGO VISTA LN
ROCKWALL, TX 75032

DABNEY TERESA AND
WILBERT HANEY
2824 MISTY RIDGE LN
ROCKWALL, TX 75032

TREVINO MIGUEL ANGEL LOZANO
2824 TANGLEGLEN DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2825 LOST CREEK
ROCKWALL, TX 75032

CHRISTENSEN GWEN
2825 WILD OAK LN
ROCKWALL, TX 75032

GARCIAPENNA FRANCISCO J
2826 DEER RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2827 CLEAR CREEK STE C
ROCKWALL, TX 75032

JOHNSON BENNY & ANNETTE
2828 CLEAR CREEK DR
ROCKWALL, TX 75032

BURKE RUSSELL GERARD AKA RUSSELL BURKE
2829 BENT RIDGE DRIVE
ROCKWALL, TX 75032

COLLINS TONY G AND NELL A
2829 TRAILVIEW DR
ROCKWALL, TX 75032

BAMBURG JUDY
2830 BENTRIDGE DR
ROCKWALL, TX 75032

MACK ANDREW AND DANIELLE F
2830 MISTY RIDGE LANE
ROCKWALL, TX 75032

MHIRIPIRI HAPPINESS HALIM
2830 TANGLEGLEN DR
ROCKWALL, TX 75032

SHIPP GLEN & KIMBERLY
2831 DEER RIDGE DR
ROCKWALL, TX 75032

FLEMING GEORGE & THIRI
2831 WILD OAK LANE
ROCKWALL, TX 75032

LEWY LUCJA AND JANUSZ
2832 DEER RIDGE DR
ROCKWALL, TX 75087

LOPEZ KIMBERLIE K
2832 LOST CREEK CT
ROCKWALL, TX 75032

ENE DONATUS & CECILIA
2833 CLEAR CREEK DR
ROCKWALL, TX 75032

ROHLFS DAVID W SR &
CHERRY L
2833 LOST CREEK CT
ROCKWALL, TX 75032

CURRENT RESIDENT
2836 TANGLEGLEN
ROCKWALL, TX 75032

CURRENT RESIDENT
2836 WILD OAK
ROCKWALL, TX 75032

HEFNER JOHN STEPHEN
2836 MISTY RIDGE
ROCKWALL, TX 75087

CURRENT RESIDENT
2837 DEER RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
2837 TRAILVIEW
ROCKWALL, TX 75032

SINGH BIKRAMJIT AND
GURJINDER KAUR
2837 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2838 DEER RIDGE
ROCKWALL, TX 75032

KINSEY ELIZABETH AND JOHN MAX
2839 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

CLARK STEPHANIE & GERALD
2840 LOST CREEK CT
ROCKWALL, TX 75032

DOWERS BRANDYN & HEATHER
2841 TANGLEGLEN DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
2842 WILD OAK
ROCKWALL, TX 75032

MEADE JAMES W AND ROBIN
2842 MISTY RIDGE LN
ROCKWALL, TX 75032

GRINSTEAD JESSICA AND STEVEN G
2842 TANGLEGLEN DR
ROCKWALL, TX 75032

MINJAREZ PEDRO A &
MARIZ CRUZ
2843 DEER RIDGE DR
ROCKWALL, TX 75032

FULLER BARBARA
2843 WILD OAK LN
ROCKWALL, TX 75032

SCHOEN DAVID AND MARY
2844 DEER RIDGE DR
ROCKWALL, TX 75032

GARZA ABRAHAM AND PATRICIA
2845 BENT RIDGE DR
ROCKWALL, TX 75032

NWANNE DOROTHY & ANTHONY
2845 CLEAR CREEK DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2846 BENT RIDGE
ROCKWALL, TX 75032

JACKSON CANDACE
2846 CLEAR CREEK DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

WOOD MICHAEL S & BARBARA L
2848 LOST CREEK CT
ROCKWALL, TX 75032

LIBBY ADAM DOUGLAS
2848 MISTY RIDGE LN
ROCKWALL, TX 75032

CARDOSO FRANCISCO
2848 TANGLEGLEN DR
ROCKWALL, TX 75032

RUFFING KENNETH J & BARBARA E
2848 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2849 DEER RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
2849 WILD OAK
ROCKWALL, TX 75032

GORDON CARVA
2849 LOST CREEK CT
ROCKWALL, TX 75032

AXUM MARK R
2849 WILD OAK LANE
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S
2849 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2850 DEER RIDGE SUITE 200
ROCKWALL, TX 75032

BONCANEGRA JOHNNIE LEANDRA
2851 CLEAR CREEK DR
ROCKWALL, TX 75032

FINCHUM JAMES & QUONEITHA
2852 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

WILKERSON SHAWNA N
2853 BENT RIDGE DRIVE
ROCKWALL, TX 75032

SMITH SONDA DEA
2854 BENT RIDGE DRIVE
ROCKWALL, TX 75032

ALEXANDER STEVEN J AND DONNA T
2854 MISTY RIDGE LN
ROCKWALL, TX 75032

DOVE DEAN & AMANDA
2854 TANGLEGLEN DR
ROCKWALL, TX 75032

GRESHAM TARA AND KIRK
2854 WILD OAK LN
ROCKWALL, TX 75032

BLACKMON DONNA
2855 DEER RIDGE DR
ROCKWALL, TX 75032

DOLLGENER SIMMONE M
2855 WILD OAK LANE
ROCKWALL, TX 75032

BARRON MARIO
2856 DEER RIDGE DR
ROCKWALL, TX 75032

BATES SHUN K & ANGELIA A
2859 CLEAR CREEK DR
ROCKWALL, TX 75032

CHUKWUKELUA CHRISTOPHER
2860 CLEAR CREEK DR
ROCKWALL, TX 75032

GREEN BRAD AND KYLA
2860 TANGLEGLEN DRIVE
ROCKWALL, TX 75032

SMITH STEVEN J
2860 WILD OAK LANE
ROCKWALL, TX 75032

HERRERA JOSE & ANA C
2861 BENTRIDGE DR
ROCKWALL, TX 75032

LASATER DONALD D
2861 TANGLEGLEN DR
ROCKWALL, TX 75032

SALAZAR JESSICA ELIZABETH AND JUAN F
2861 WILD OAK LN
ROCKWALL, TX 75032

METTS HEATHER R
2862 BENT RIDGE DRIVE
ROCKWALL, TX 75032

HORVATH PAUL A & SARAH ROBINSON
HORVATH
2864 DEER RIDGE DR
ROCKWALL, TX 75032

THE T & B FAMILY LIMITED PARTNERSHIP A
TEXAS LIMITED PARTNERSHIP
2879 LAGO VISTA
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 S GOLIAD
ROCKWALL, TX 75032

CAREY ERICA C
2900 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

PLUMLEE CHRIS M & RENEE A
2900 DEER RIDGE DR
ROCKWALL, TX 75032

FLYNN STEPHANIE E
2900 MISTY RIDGE LN
ROCKWALL, TX 75032

WILSON KIMBERLY JOYCE
2900 TANGLEGLEN DRIVE
ROCKWALL, TX 75032

SPRATT JAMIE L AND
JANET SLAGLE
2900 WILD OAK LANE
ROCKWALL, TX 75032

WRIGHT LORENZA AND JEANETTE L
2901 CLEAR CREEK DR
ROCKWALL, TX 75032

BENTLEY ELLIS F
2901 DEER RIDGE
ROCKWALL, TX 75032

NOSWORTHY DUDLEY J II
2901 WILD OAK LANE
ROCKWALL, TX 75032

ARREGUIN BENJAMIN AND CRYSTAL SALDIVAR
2903 TANGLEGLEN DRIVE
ROCKWALL, TX 75032

DEVAPRASAD AMEETA
2906 CLEAR CREEK DR
ROCKWALL, TX 75032

NUNEZ FELIPE AVILA AND
CLAUDIA ELISA MOREL SABILLON
2906 MISTY RIDGE LANE
ROCKWALL, TX 75032

OKHUAROBO EFE & EGBE
2906 WILD OAK LN
ROCKWALL, TX 75032

SAUNDERS VULFGONG A
2907 CLEAR CREEK DR
ROCKWALL, TX 75032

DIAZ LISSA R
2907 DEER RIDGE DR
ROCKWALL, TX 75032

BRANCH TEVEAN L FISHER
2907 WILD OAK LANE
ROCKWALL, TX 75032

LINCOLN JOHN C & MA LEONORA MEGABOLO
2908 DEER RIDGE DRIVE
ROCKWALL, TX 75032

FRAUSTO MANUEL AND NANCY
2908 TANGLEGLEN DRIVE
ROCKWALL, TX 75032

HANDY MAURELL JR
2911 TANGLEGLEN DR
ROCKWALL, TX 75032

COMPTON WILLIAM DAVID
2912 MISTY RIDGE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2913 CLEAR CREEK
ROCKWALL, TX 75032

SKEEN MICHELE E
2913 DEER RIDGE DRIVE
ROCKWALL, TX 75032

BELL TODD F & VALERIE M
2913 WILD OAK LN
ROCKWALL, TX 75032

PEREZ LAURA & MARCOS
2916 TANGLEGLEN DR
ROCKWALL, TX 75032

TABER ANDREW D AND KRISTA K
2917 TRAILVIEW DR
ROCKWALL, TX 75032

NATION GARRY DALE AND LINDA NELL
2918 CLEAR CREEK
ROCKWALL, TX 75032

RODRIGUEZ CHRISTOPHER &
THAO DINH
2918 MISTY RIDGE LN
ROCKWALL, TX 75032

LOCKE BRIAN A AND KRISTEN A
2918 WILD OAK LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2919 CLEAR CREEK SUITE 200
ROCKWALL, TX 75032

WATTS DAVID B & JULIE E
2919 DEER RIDGE DR
ROCKWALL, TX 75032

CARDENAS SHERYL D
2919 LOST CREEK CT
ROCKWALL, TX 75032

GRANNIS DOREEN
2919 WILD OAK LN
ROCKWALL, TX 75032

WATERS MICHAEL S
2920 DEER RIDGE DR
ROCKWALL, TX 75032

FINLEY ELAINE C
2921 BENT RIDGE
ROCKWALL, TX 75032

SANCHEZ JOSE AND
MARTINA CISNEROS
2922 BENTRIDGE DR
ROCKWALL, TX 75032

BELK RUFUS JR. & CAROLYN A
2922 LOST CREEK CT
ROCKWALL, TX 75032

PIXLEY ALANE
2922 S COUNTRY CLUB RD
GARLAND, TX 75043

J & S EXPO LIMITED
2922 S GOLIAD ST
ROCKWALL, TX 75032

CLAY CORA
2923 TANGLEGLEN DR
ROCKWALL, TX 75032

CARLOS PRISCILIANO S
2924 TANGLEGLEN DR
ROCKWALL, TX 75032

SANDIDGE TRAVIS
2924 WILD OAK LN
ROCKWALL, TX 75032

VALERA-MAGALINDAN MICHELLE
2925 CLEAR CREEK DR
ROCKWALL, TX 75032

OWENS DANNY L
2925 WILD OAK LN
ROCKWALL, TX 75032

GOLDEY ROBERT J & LEANOR A
2926 DEER RIDGE DR
ROCKWALL, TX 75032

DELZELL TODD & LAURA
2927 LOST CREEK CT
ROCKWALL, TX 75032

FULLER DAVID L & DEBRA J
2927 TRAILVIEW DR
ROCKWALL, TX 75032

RAMIREZ PAUL R & SUZANNE P
2929 BENTRIDGE DR
ROCKWALL, TX 75032

GERMSCHIED ADAM & ANNDRIAN
2929 TANGLEGLEN DR
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 MISTY RIDGE SUITE 130
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 TANGLEGLEN
ROCKWALL, TX 75032

SAWYER CHARLOTTE J
2930 BENTRIDGE DR
ROCKWALL, TX 75032

MARKHAM BILLY WAYNE & STEPHANIE JANNETT
2930 CLEAR CREEK DR
ROCKWALL, TX 75032

BARRERAS LEOCADIO B & CHRISTINE
2930 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2931 DEER RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
2931 WILD OAK
ROCKWALL, TX 75032

ROMA MILAGROS L & ANTHONY J
2931 CLEAR CREEK DR
ROCKWALL, TX 75032

DOIGG JEFF
2931 RIDGE RD SUITE 101-114
ROCKWALL, TX 75032

ENNIS JUDITH
2932 DEER RIDGE DR
ROCKWALL, TX 75032

CRITES DAVID & KESHA
2932 LOST CREEK CT
ROCKWALL, TX 75032

MCLEMORE MARSHALL A & MELISSA C
2935 LOST CREEK CT
ROCKWALL, TX 75032

NGUYEN NHAN DUC
2935 TANGLEGLEN DR
ROCKWALL, TX 75032

JECMENEK LEONARD J & BARBARA L
2936 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2937 CLEAR CREEK
ROCKWALL, TX 75032

CURRENT RESIDENT
2937 WILD OAK
ROCKWALL, TX 75032

CEDILLO ESTHER
2937 BENTRIDGE DR
ROCKWALL, TX 75032

JONES SARAH M
2937 DEER RIDGE DR
ROCKWALL, TX 75032

ROY JERONE AND HEATHER
2940 BENT RIDGE DRIVE
ROCKWALL, TX 75032

ARTIGA ROBERT AND THERESA MARIE
2940 COOLWOOD LN
ROCKWALL, TX 75032

CONFIDENTIAL
2940 DEER RIDGE DR
ROCKWALL, TX 75032

LOPEZ EFRAIN JR AND DORIS AMAYA
2941 MISTY RIDGE LN
ROCKWALL, TX 75032

PHILLIPS FREDRICK
2941 TANGLEGLEN DR
ROCKWALL, TX 75032

VISSAL SOKHAY S AND
PHALLY BEAV
2942 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

HAMZIC ELVIS & SENADA
2942 MISTY RIDGE LN
ROCKWALL, TX 75032

ARIZOR EJIKE & HELEN
2942 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2943 DEER RIDGE
ROCKWALL, TX 75032

MILSTEAD TIMOTHY S AND LORRAINE H
2943 CLEAR CREEK DR
ROCKWALL, TX 75032

JULES DEBRA JANICE
2943 WILD OAK LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2947 MISTY RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
2948 WILD OAK
ROCKWALL, TX 75032

BROOKS DAVID L & JENNIFER S
2948 CLEAR CREEK DR
ROCKWALL, TX 75032

PATEL GOVINDBHAI AND LAXMIBEN
2948 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2949 CLEAR CREEK
ROCKWALL, TX 75032

GOTTFRIED GARRY
2949 WILD OAK LN
ROCKWALL, TX 75032

GEAR DAVID W & LISA M
2951 DEER RIDGE DR
ROCKWALL, TX 75032

SCARNATI JAMES AND TAMMY
2951 TANGLEGLEN
ROCKWALL, TX 75032

RAUDA RAFAEL
2952 DEER RIDGE DR
ROCKWALL, TX 75032

MARTINEZ FRANK AND ROXANNE ELIZABETH
2953 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2954 MISTY RIDGE SUITE 200
ROCKWALL, TX 75032

BROWNING MELAINE
2954 WILD OAK LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
2955 WILD OAK
ROCKWALL, TX 75032

MARK AND STEFANI FRENCH FAMILY TRUST
DATED 4/22/16
MARK DOUGLAS FRENCH & STEFANI FRENCH
TRUSTEES
2957 TOPAZ AVENUE
SIMI VALLEY, CA 93063

WATSON AZALIA Z
2958 COOLWOOD LN
ROCKWALL, TX 75032

PHILP VALERIE AND CHARLES C JR
2960 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

CONOVER RANDY S
2960 MISTY RIDGE LN
ROCKWALL, TX 75032

CLARK PILAR
2960 WILD OAK LANE
ROCKWALL, TX 75032

PATEL VIPULKUMAR AND MARLIN
2961 WILD OAK LN
ROCKWALL, TX 75032

PAYNE JONATHAN D
2964 COOLWOOD LN
ROCKWALL, TX 75032

MCGILL SANDRA K
2966 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2967 WILD OAK
ROCKWALL, TX 75032

MATA REBECCA J
2970 COOLWOOD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
2971 MISTY RIDGE
ROCKWALL, TX 75032

OROZCO MARIO
2972 MISTY RIDGE LN
ROCKWALL, TX 75032

CARPENTER ANDREW ROSS AND MARGARET D
2973 WILD OAK LN
ROCKWALL, TX 75032

TORRES VICTOR M
2990 DUSTY RIDGE DR
ROCKWALL, TX 75032

ZMUKIC SENADA & MILAN
2991 FALLBROOK DR
ROCKWALL, TX 75032

EDDINGTON CLIFTON D AND SHARI N
2994 COOLWOOD LN
ROCKWALL, TX 75032

MARTIN RICKY LYNN AND KRISTI M
2995 MISTY RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
2998 DUSTY RIDGE
ROCKWALL, TX 75032

GODINES SANDY AND
JUAN CARLOS MELENDEZ
2999 FALLBROOK DR
ROCKWALL, TX 75032

MORRIS MICHAEL & DWANIA
3 CAMDEN
HEATH, TX 75032

CURRENT RESIDENT
3001 DUSTY RIDGE
ROCKWALL, TX 75032

DUNCAN NEELY DONISE AND
RODNEY LEE DUNCAN JR
3001 COOLWOOD LN
ROCKWALL, TX 75032

NGUYEN DAN
3003 FURNEAUX LN
CARROLLTON, TX 75007

THOMAS ROBERT W AND LORI M
3003 MISTY RIDGE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
3004 PINERIDGE SUITE 200
ROCKWALL, TX 75032

FERNANDEZ ALEJANDRO S AND ZUGEY E
3004 COOLWOOD LANE
ROCKWALL, TX 75032

HARDWICK BENJAMIN MATTHEW AND
JENNIFER L
3004 DEER RIDGE DR
ROCKWALL, TX 75032

COMER ROBERT
3004 DOUBLE OAK DR
ROCKWALL, TX 75032

WILLIAMS JOSHUA B
3004 FALLENBROOK DR
ROCKWALL, TX 75032

RAMIREZ LISA CHEREE
3004 LIMESTONE HILL LN
ROCKWALL, TX 75032

WORKU ELIAS & SELAMAWIT G SEIFU
3004 MISTY RIDGE LN
ROCKWALL, TX 75032

LEWIS RENITA L
3004 RED RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3005 DOUBLE OAK
ROCKWALL, TX 75032

BALDWIN KATHERINE
3005 DEER RIDGE DR
ROCKWALL, TX 75032

LOHR DEBORAH
3005 PINE RIDGE DR
ROCKWALL, TX 75032

MOLINA MARICELA & RAMON
3005 RED RIDGE DR
ROCKWALL, TX 75032

DAVIS ANTONIO & LASHONDRA
3005 TRAILVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3006 DUSTY RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
3007 FALLBROOK
ROCKWALL, TX 75032

CROSS STEPHANIE
3009 COOLWOOD LN
ROCKWALL, TX 75032

LUNA OSCAR CORTES
3009 DUSTY RIDGE DR
ROCKWALL, TX 75032

CHIU THOMAS
301 CRESTBROOK DR
ROCKWALL, TX 75087

BAIRES EDIIN
3011 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3012 MISTY RIDGE
ROCKWALL, TX 75032

KHAN TAJ
3012 COOLWOOD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3014 DOUBLE OAK
ROCKWALL, TX 75032

CURRENT RESIDENT
3014 LIMESTONE HILL
ROCKWALL, TX 75032

COLEMAN RICHARD EARL
3014 DUSTY RIDGE DR
ROCKWALL, TX 75032

TOLIVER DARREN & ZINA DAUZART
3014 FALLBROOK DR
ROCKWALL, TX 75032

MONDRAGON JOSE F
3014 PINE RIDGE DRIVE
ROCKWALL, TX 75032

GAUT JADE AND
ANTWAUN HOBBS
3014 RED RIDGE DRIVE
ROCKWALL, TX 75032

NIXON GARY & BETHANY DAWN
3015 DEER RIDGE DR
ROCKWALL, TX 75032

CHILCOAT JOHN AND ROBYN
3015 DOUBLE OAK DR
ROCKWALL, TX 75032

FORAKER CLAUDIA &
GLOARIA I WILLIAMSON
3015 FALLBROOK DR
ROCKWALL, TX 75032

SANCHEZ ELEUCADIO & TOMASA
3015 PINE RIDGE DR
ROCKWALL, TX 75032

BOSTEDER STEVEN GEORGE & CARLA
3015 TRAILVIEW DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3017 DUSTY RIDGE SUITE 200
ROCKWALL, TX 75032

LOCKHART EZEKIEL & LUCY M
3017 COOLWOOD LN
ROCKWALL, TX 75032

HAMPTON ANTWANE
3019 MISTY RIDGE LN
ROCKWALL, TX 75032

PATINO JAVIER
3020 COOLWOOD LN
ROCKWALL, TX 75032

NANCARROW REBEKAH M
3020 MISTY RIDGE LN
ROCKWALL, TX 75032

LLC SERIES G
RONALD SPENCER FAMILY INVESTMENTS
3021 RIDGE RD SUITE A-277
ROCKWALL, TX 75032

OSBORN DELL A & DAVID R
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

MORALES JOSE ALFREDO & CATALINA B
3022 DEER RIDGE DR
ROCKWALL, TX 75032

MWIYA NAWA & CATHERINE
3022 DOUBLE OAK DR
ROCKWALL, TX 75032

BLASQUEZ ALBERTO C & MARIETTA D
3022 FALLBROOK DR
ROCKWALL, TX 75032

MILES KENDRA
3022 LIMESTONE HILL LN
ROCKWALL, TX 75032

GOWEN GLEN
3022 PINERIDGE DRIVE
ROCKWALL, TX 75032

MCWHORTER JUDY
3022 RED RIDGE DR
ROCKWALL TX, TX 75032

NOVOA ISRAEL FABRICIO GONZALEZ
3023 DEER RIDGE DRIVE
ROCKWALL, TX 75032

FISHER CHERYLE &
FELIPE SAENZ
3023 DOUBLE OAK DR
ROCKWALL, TX 75032

GALVEZ CHRISTINA L
3023 FALLBROOK DR
ROCKWALL, TX 75032

ALBERS EDWIN
3023 PINE RIDGE DR
ROCKWALL, TX 75032

POWELL ROBERT ANDREW
3023 RED RIDGE DR
ROCKWALL, TX 75032

WELDON JUDY ANNE
3023 TRAILVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3025 DUSTY RIDGE
ROCKWALL, TX 75032

BODDIE RODRICK
3027 MISTY RIDGE LN
ROCKWALL, TX 75032

CIFUENTES DAISY MARINA
3028 COOLWOOD LN
ROCKWALL, TX 75032

ASHISH MATHEW
3030 DEER RIDGE DR
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE
3030 DOUBLE OAK DR
ROCKWALL, TX 75032

WILDMAN RONALD DEE JR
3030 LIMESTONE HILL LN
ROCKWALL, TX 75032

RAND AMY &
DOUGLAS W PONTON
3030 PINE RIDGE DR
ROCKWALL, TX 75032

BOBO ANN
3031 DEER RIDGE DR
ROCKWALL, TX 75032

FLORES MARTIN AND DEBORAH
3031 DOUBLE OAK DR
ROCKWALL, TX 75032

KOHLER RYAN PATRICK AND MARYGRACE
3031 FALLBROOK DR
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE
3031 PINE RIDGE DR
ROCKWALL, TX 75032

FRITTS AARON C & AMY N
3031 RED RIDGE DR
ROCKWALL, TX 75032

GIPSON LEE W
3031 TRAILVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3033 COOLWOOD
ROCKWALL, TX 75032

AGNEW PHILLIP & CLAUDIA H
3033 DUSTY RIDGE DR
ROCKWALL, TX 75032

JOHNSON ARTHUR L AND NAOMI
3035 MISTY RIDGE LN
ROCKWALL, TX 75032

ALVARADO DAVID AND LATOYA
3036 COOLWOOD LN
ROCKWALL, TX 75032

STETTMEIER LISA
3038 DEER RIDGE DRIVE
ROCKWALL, TX 75032

GETSINGER RONALD G &
MALAVA D HALL
3038 FALLBROOK DR
ROCKWALL, TX 75032

MIZE CHRISTINA & RANDALL
3038 LIMESTONE HILL LN
ROCKWALL, TX 75032

KOGA DARRIN K
3038 PINE RIDGE DR
ROCKWALL, TX 75032

NYAKUNDI ANNA M
3038 RED RIDGE DR
ROCKWALL, TX 75032

SULLIVAN BRIAN P
3039 DEER RIDGE DR
ROCKWALL, TX 75032

TREJO CRISTINA AND EDGAR J YFARRAGUERRY
3039 DOUBLE OAK DR
ROCKWALL, TX 75032

MICHEL GUILLERMO AND
DEIDRE CORTES
3039 PINE RIDGE DR
ROCKWALL, TX 75032

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
3039 TRAILVIEW DRIVE
ROCKWALL, TX 75032

VALEN JUSTIN R & MICHELLE
3040 BROOKGREEN CT
PROSPER, TX 75078

CURRENT RESIDENT
3041 DUSTY RIDGE SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
3043 MISTY RIDGE SUITE 200
ROCKWALL, TX 75032

POTISKA ANDREA M
3044 COOLWOOD LN
ROCKWALL, TX 75032

LONG COALE Y & TIFFANIE J
3044 MISTY RIDGE LN
ROCKWALL, TX 75032

DALES JAMES H & MARGORIE P
3046 DEER RIDGE DR
ROCKWALL, TX 75032

BOLES BRIAN L & SUZANNE M
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

NAVARRO JUAN C AND AMANDA C
3046 FALLBROOK DRIVE
ROCKWALL, TX 75032

BRADEN CYNTHIA
3046 PINE RIDGE DRIVE
ROCKWALL, TX 75032

CURRENT RESIDENT
3047 DEER RIDGE SUITE 200
ROCKWALL, TX 75032

CURRENT RESIDENT
3047 RED RIDGE
ROCKWALL, TX 75032

JONES DENNIS RAY & ANGELYN O
3047 DOUBLE OAK DR
ROCKWALL, TX 75032

ROGERS PAULA
3047 FALLBROOK DR
ROCKWALL, TX 75032

PAIZ ALEX A
3047 PINE RIDGE DR
ROCKWALL, TX 75032

PETERSON DEBORAH
3047 TRAILVIEW DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3049 DUSTY RIDGE
ROCKWALL, TX 75032

EASTIN AARON T SR AND HALEY M
3049 COOLWOOD LN
ROCKWALL, TX 75032

KIRKPATRICK MATTHEW
3050 DOUBLE OAK DR
ROCKWALL, TX 75032

MEDINA ORLANDO
3051 MISTY RIDGE LN
ROCKWALL, TX 75032

COUTCH KRISTINE A
3052 COOLWOOD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3054 DUSTY RIDGE
ROCKWALL, TX 75032

CURRENT RESIDENT
3054 LIMESTONE HILL
ROCKWALL, TX 75032

JACKSON JASMINE
3054 FALLBROOK
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA
3054 RED RIDGE DR
ROCKWALL, TX 75032

BEARDEN THERESA
3055 DUSTY RIDGE DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

SCOTT GEORGE C
3055 RED RIDGE DR
ROCKWALL, TX 75032

SOLIS ALAN D AND
ANDREA A VIDAL
3059 MISTY RIDGE LN
ROCKWALL, TX 75032

MCKERREGHAN ROBERT E
3059 PINE RIDGE DRIVE
ROCKWALL, TX 75032

WADLEY WILLIAM BERT
3060 COOLWOOD LANE
ROCKWALL, TX 75032

ADDY JOAN C
3060 MISTY RIDGE LN
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
30601 AGOURA ROAD SUITE 200
AGOURA HILLS, CA 91301

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

CURRENT RESIDENT
3062 RED RIDGE
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

ALEXANDER MARY
3062 LIMESTONE HILL LN
ROCKWALL, TX 75032

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

MILLER CLAUDIA J
3063 RED RIDGE DR
ROCKWALL, TX 75032

KIMANI HOSEAH AND
RAHAB N NJUGUNA
3065 COOLWOOD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3067 MISTY RIDGE SUITE 200
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

BARRERAS JORGE JR & ERMAY A
3068 COOLWOOD LN
ROCKWALL, TX 75032

TUGGLE JERRY R
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

SAYLORS MICHAEL B
3070 LIMESTONE HILL LN
ROCKWALL, TX 75032

SMITH LUCIOUS
3070 RED RIDGE DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA
3071 RED RIDGE DR
ROCKWALL, TX 75032

BROWNLEE JAMES J AND KAELEE R
3073 COOLWOOD LN
ROCKWALL, TX 75032

STEWART RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

FULLER DAVID CRAIG
3075 MISTY RIDGE LN
ROCKWALL, TX 75032

MAYFIELD RYAN L
3076 COOLWOOD LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3078 LIMESTONE HILL
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &
CATHERINE CRUZ ESTEBAN
3078 RED RIDGE DR
ROCKWALL, TX 75032

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

POWERS JUSTIN D
3079 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

BAYOUD JENNIFER
3079 FALLBROOK DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

DEBOSE VERNON P SR & CHERRY
3084 COOLWOOD LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

CURRENT RESIDENT
3092 COOLWOOD
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

ROCKWALL DOWNES OWNERS ASSOCIATION
INC
C/O FIRSTSERVICE RESIDENTIAL TEXAS INC
3102 OAK LAWN AVENUE SUITE 202
DALLAS, TX 75219

520 LAKESIDE LLC
3105 CORNELL AVE
DALLAS, TX 75205

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
3108 MISTY RIDGE SUITE 900
ROCKWALL, TX 75032

HAYES LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

ZI HAN PROPERTIES LLC SERIES K
3108 SAWTOOTH DR
PLANO, TX 75025

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
3116 COOLWOOD SUITE 200
ROCKWALL, TX 75032

PANZER-JUAREZ JENNIFER M
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

SANDERS MELISSA D & MATTHEW E
3119 COOLWOOD LN
ROCKWALL, TX 75032

PEREZ ELIZABETH
3120 W NORTHWEST HWY
DALLAS, TX 75220

CURRENT RESIDENT
3124 COOLWOOD
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

FADRI IREENE M & LAWRENCE
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

BLACKDOG PROPERTY HOLDINGS LLC
3148 BIG RANCH RD
NAPA, CA 94558

BLACK JESSIE & ANGELA
315 RED RIDGE DRIVE
ROCKWALL, TX 75032

SHIRLEY AARON PRUITT & MARY
3211 GUADALUPE DR
ROCKWALL, TX 75032

LO WING FAI AND
MICKY SHING CHI TSUI
3220 SLEEPY HOLLOW DR
PLANO, TX 75093

FENG BENJIE AND
XUE PING CAI
3221 VINELAND AVE APT#13
BALDWIN PARK, CA 91706

JACKSON MARY LOU
3269 ANNA CADE CIR
ROCKWALL, TX 75087

REDI MIX LLC
331 N MAIN STREET
EULESS, TX 76039

BODFORD ALVIN M
C/O EPES TRANSPORT SYSTEM
3400 EDGEFIELD COURT
GREENSBORO, NC 27409

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

SUN RAY
3409 CALEO CT
PLANO, TX 75025

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

KOSHY JOJY
3414 CHAPELWOOD DR
SUNNYVALE, TX 75182

CURRENT RESIDENT
3418 POST OAK
ROCKWALL, TX 75032

BILLEAUD LISA
3420 MICHAEL DRIVE
PLANO, TX 75023

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

ANDERSON JAMEY TROY AND
ERICA RENEE ANDERSON
3442 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

COUTCH BRIAN & KIRSTEN
3469 POST OAK DR
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

NIETFELD LYNN CELINA
34801 317TH ST
MELROSE, MN 56352

SPEAR MEGAN AND
LINDA AND ROBERT SPEAR JR
35 LEGACY LN
WHEELING, IL 60090

HO DIEP NGOC THI AND LOC NGUYEN
3504 BUCKBOARD WAY
GARLAND, TX 75044

FALLS DAVID & TERRI
3608 LAKESIDE DR
ROCKWALL, TX 75087

REID IRMA MASQUIFELT
3611 HIGHPOINT DR
ROCKWALL, TX 75087

BILLEAUD WILLIAM JOSEPH JR
3700 MAPLESHADE LANE APT 1134
PLANO, TX 75075

MEADOWCREEK ESTATES HOMEOWNERS
ASSOC. INC
C/O RIDDLE AND WILLIAMS PC
3710 RAWLINS ST
DALLAS, TX 75219

STEINMILLER ERIC A
3749 N PULASKI RD
CHICAGO, IL 60641

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

HPLI LLC
3820 AZURE LN
ADDISON, TX 75001

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

ETHERIDGE RUSSELL
4004 TUMBRIL LN
EL PASO, TX 75023

WOLVERINE SELF-STORAGE INVESTMENTS-
ROCKWALL EDP LLC
ATTN: ANTHONY GOULD
4057 VEGA LOOP
SHINGLE SPRINGS, CA 95682

JACKSON CHARLES JR AND SIEM TANG-JACKSON
4104 TWILIGHT RIDGE
SAN DIEGO, CA 92130

VILLALPANDO DIEGO A AND LUCIA H
4214 BLUFFPOINT ROAD
ROWLETT, TX 75088

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

RODRIGUEZ BRIAN
4230 TRILENE DR
GRAND PRAIRIE, TX 75052

TEGEN HIWOT
4309 BACCARAT DR
GARLAND, TX 75043

KENNEY ALICE J
4525 SEQUOIA DR APT C239
HARRISBURG, PA 17109

GOODWIN FAMILY REVOCABLE TRUST
4559 LANDEROS AVE
LA VERNE, CA 91758

DAVIS SUSAN
4610 MONTEROSA LN
ROUND ROCK, TX 78665

SUNDAY SKY PROPERTIES
4628 SUNDANCE DR
PLANO, TX 75024

WANG WEI
4656 DURBAN PARK
PLANO, TX 75024

HUA DANIEL ANH-DUNG
4716 CANVASBACK BLVD
MCKINNEY, TX 75070

JC4H HOLDINGS LLC
3047 RED RIDGE SERIES
4951 GRISHAM DR
ROWLETT, TX 75189

SWINSON KENNETH & GAIL
496 RIDGE POINT DR
FORNEY, TX 75126

JONES WESLEY AND AMANDA
DEBORAH LACY
510 HIGHWATER CROSSING
ROCKWALL, TX 75032

PAN CHUN ZHONG
511 AVENUE I
KENTWOOD, LA 70444

ILES MIKE
512 LOMA VISTA
HEATH, TX 75032

GREENOAKS PROPERTIES INC
512 SUNSTONE DR
IRVING, TX 75060

ALLMAN JOE V
519 E INTERSTATE 30 #110
ROCKWALL, TX 75087

HILDEBRAND CHARLES D &
CYNTHIA
519 E INTERSTATE 30 NO. 324
ROCKWALL, TX 75087

HOLLAND RODNEY B
536 LOMA VISTA
HEATH, TX 75032

GLENSHIRE PROPERTIES LP
5500 GLENSHIRE DR
PLANO, TX 75093

STAGLIANO FAMILY TRUST
PEGGY S STAGLIANO- TRUSTEE
5501 ST ANDRES CT
PLANO, TX 75093

WATERS DAVID
5502 ALAZAN BAY DR
ROWLETT, TX 75089

CUI WEI
5533 SANTA ANITA AVE
TEMPLE CITY, CA 91780

KITTRELL ANTONIO DEVEN SR
565 KARA DR
ROCKWALL, TX 75087

RK LAM LLC
5803 PENROSE AVENUE
DALLAS, TX 75206

MARTINEZ JOSUE
583 BASSETT HALL RD
FATE, TX 75189

WU SONG & XIN ZHANG
5941 GLENDOWER LANE
PLANO, TX 75093

SWBC ROCKWALL LP
5949 SHERRY LN SUITE 750
DALLAS,

SUMPON SAVATDY
602 HAMPTON DR
FATE, TX 75087

STELLA MICHEL G & PATRICIA J
6032 DAVEN OAKS DRIVE
DALLAS, TX 75248

PRAIRIEFIRE PROPERTY SOLUTIONS 401K PLAN
DEREC YAKEL- TRUSTEE
609 DEVERSON DR
ROCKWALL, TX 75087

OAC SENIOR LIVING LLC
610 TOWSON AVENUE
FORT SMITH, AK 72902

BRAY PATRICIA P
6133 SHERWOOD WAY APT 2102
SAN ANGELO, TX 76901

FLORES MODESTO A
614 CALM CREST DR
ROCKWALL, TX 75087

RODRIGUEZ DANIEL
616 PENDELTON DRIVE
ROCKWALL, TX 75032

LOLLICUP USA INC
6185 KIMBALL AVENUE
CHINO, CA 91708

BILLY C STORY AND ANITA L STORY REVOCABLE
LIVING TRUST
6210 LINCOLNSHIRE LANE
ROCKWALL, TX 75087

JOHNSON FAMILY TRUST
HOWARD REID JOHNSON III AND DANIELLE
DENISE JOHNSON TRUSTEES
628 SHADOW WOOD LN
HEATH, TX 75032

CHACKO BINDU & THOMAS
6402 HAMPSTEAD DR
ROCKWALL, TX 75087

JAMES BINDU
6517 TUCKERS PL
ROWLETT, TX 75089

MCCONNELL DONALD AND EILLEEN
6703 EASTVIEW DR
SACHSE, TX 75048

SPRONG STEVEN
6821 BRANDY LN
QUINLAN, TX 75474

MNSF II W1 LLC
6836 MORRISON BLVD. SUITE 320
CHARLOTTE, NC 28211

BIRT DAVID D TRUST UAD
DAVID D & JOYCE E BIRT TRUSTEES
68540 TORTUGA
CATHEDRA CITY, CA 92234

BIRT DAVID D TRUST
68540 TORTUGA RD
CATHEDRAL CITY, CA 92234

VAZQUEZ JORGE & AIDA
6990 CHADBOURNE AVE
RIVERSIDE, CA 92505

PARKS JAMES M AND SARAH A
7 FIRESIDE DRIVE
ROCKWALL, TX 75032

REED DIANA
7021 JACK FRANZEN DRIVE
GARLAND, TX 75043

EQUITY TRUST CUSTODIAN FBO
LEOVARES MENDEZ IRA
710 E CENTERVILLE RD
GARLAND, TX 75041

BSKJ DEVELOPMENT INC
714 SANCTUARY WAY
HEATH, TX 75032

OWENS REAL ESTATE INVESTMENTS LLC
7156 HUNT LN
ROCKWALL, TX 75087

TRAN NQUYEN QUANG AND
KAILEEN HONG VU
7201 MAPLEWOOD DR
ROWLETT, TX 75089

BEST JAMES P AND
DAVID W VALFER
7235 S FM 549
HEATH, TX 75032

SHIMONI REVOCABLE TRUST
YIGAL SHIMONI AND EFRAT SHIMONI -
TRUSTEES
728 BRENTWOOD CT
LOS ALTOS, CA 94024

HOEFLER RANDALL
7312 BRYERS CIR
PLANO, TX 75025

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

CLEBURNE OAKS GENERAL PARTNERSHIP
771 CREEKVIEW DRIVE NORTH
FAIRVIEW, TX 75069

SHARKEY SARAI A
7725 REFLECTING WATERS CT
LAS VEGAS, NV 89131

NATARAJAN KUMARAN &
MAHALAKSHMI DAYANITHY
7812 AQUA VISTA DR
PLANO, TX 75025

LOVELESS STEVEN AND MEGAN
8015 VISTA CREEK
SACHSE, TX 75048

SOUZA MARCELO TELLES
808 FAITH TR
HEATH, TX 75032

ROCKWALL HICKORY RIDGE HOMEOWNERS
ASSOC INC
C/O SBB MANAGEMENT COMPANY
8360 LBJ FRWY SUITE 300
DALLAS, TX 75243

WAY BILL & JERRY FAMILY TRUST
C/O SAMMY J WAY TRUSTEE
8441 S FM 549
ROCKWALL, TX 75032

CSH 2016-2 BORROWER LLC
8665 EAST HARTFORD DR SUITE 200
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

SRP SUB LLC
8665 EAST HARTFORD DRIVE SUITE 200
SCOTTSDALE, AZ 85255

ROCKWALL DOWNES DEVELOPMENT LLC
8750 N CENTRAL EXPWY SUITE 1735
DALLAS, TX 75231

205 AND 276 PARTNERS
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

STROTHER CATHY
8935 CR 589
NEVADA, TX 75173

ZHENG WEN FANG
905 ALASKA AVE
LEHIGH ACRES, FL 33971

NELSON DAVID ALLEN & SANDRA N
908 BRIDLE PATH CT
HEATH, TX 75032

BIRT JOYCE & DAVID
DAVID BIRT TRUST
908 N FANNIN ST
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
909 SUNNYVALE DR
ROCKWALL, TX 75087

WB FALCON LLC
9400 N CENTRAL EXPWY SUITE 460
DALLAS, TX 75231

MCGOWAN CLAYTON AND YANINA
980 STEVENS RD
ROCKWALL, TX 75032

CARTER RICHARD C & MARLEN J
9810 BELMONT PL
GREENVILLE, TX 75402

LAU HUMPHREY
989 FRANKLIN ST # 407
OAKLAND, CA 94607

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

COSTCO WHOLESALE CORP
PROPERTY TAX DEPT 1049
999 LAKE DR
ISSAQUAH, WA 98027

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD SUITE 200PT
AGOURA HILLS, CA 91301

SIGURDSSON SIGFUS AND ERNY HASTUTY
CMR 301 BOX 982
APO, AP 96202

PHAM DAT AND THUONG THI MONG PHAM
M/R

C & L REAL ESTATE LLC
P O BOX 385
ROWLETT, TX 75030

MEADE JAMES W & ROBIN N
P. O. BOX 2107
ROCKWALL, TX 75087

TOMPKINS JAMES F AND DEBRA A
P. O. BOX 2486
ROCKWALL, TX 75087

GINGERCREST INC
P.O. BOX 2437
SMYRNA, GA 30081

BODIN CONCRETE LP
PO BOX 109
ROWLETT, TX 75030

MINAYA JOHNNY AND ODEIDA
PO BOX 1264
ROCKWALL, TX 75087

FARAH BEDRIA
PO BOX 14585
MINNEAPOLIS, MN 55414

PRITCHETT TORREY L
PO BOX 1462
ROWLETT, TX 75030

FENDLEY CAROL
PO BOX 1553
ROCKWALL, TX 75087

PIRTLE DAVID ETUX
PO BOX 1569
ROCKWALL, TX 75087

HAWN HOLDINGS LC
PO BOX 1688
ROCKWALL, TX 75087

BENNETT ZACHAERY & SHAKETA
PO BOX 1774
ROCKWALL, TX 75087

HAWN HOLDINGS LC
PO BOX 1870
ROCKWALL, TX 75087

TEAGUE RHONDA GAYLE
PO BOX 1881
ROCKWALL, TX 75087

AKPOM RACHEL
PO BOX 1985
ROCKWALL, TX 75087

ESTEP KIP
PO BOX 2
ROCKWALL, TX 75087

MEADE JAMES AND ROBIN
PO BOX 2107
ROCKWALL, TX 75087

FOUSE SANDRA
PO BOX 303
ROCKWALL, TX 75087

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

LOFLAND FARMS LTD
C/O QHR INC
PO BOX 360399
DALLAS, TX 75336

RAYBURN COUNTRY ELECTRIC COOPERATIVE
INC
PO BOX 37
ROCKWALL, TX 75087

C & L REAL ESTATE SERVICES LLC
PO BOX 385
ROWLETT, TX 75030

PROGRESS RESIDENTIAL BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

ROGERS ELIZABETH R
PO BOX 461
ROCKWALL, TX 75087

KAMY REAL PROPERTY TRUST
PO BOX 50593
DENTON, TX 76206

FALLS CHARLES & LEVERON
PO BOX 655
ROCKWALL, TX 75087

SHEN HAOANH MICHELLE
PO BOX 794977
DALLAS, TX 75379

BOWMAN VAUGHN
PO BOX 832632
RICHARDSON, TX 75083

COLIN-G PROPERTIES LTD
A TEXAS LIMITED PARTNERSHIP
PO BOX 847
ROCKWALL, TX 75087

JACOBY HOMES LLC
PO BOX 852
FATE, TX 75132

THACKER DENNIS ALAN TESTAMENTARY TRUST
AND
LINDA THACKER LAHOOD AND JOSHUA ALAN
THACKER
PO BOX 8693
GREENVILLE, TX 75404

MADRIS MARELBA TAHHAN AND
YVONNE MADRIS RODRIGUEZ STEPHANIE
MADRIS HERTZLER AND
ROBERT LOU ROME MADRIS AND IRIS DEJA-RAE
GONZALEZ 1807 WILDROSE DRIVE
ROCKWALL, TX 75032

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-028: Amendment to PD-10 to add an Office to 1650 S. John King Boulevard

Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 20, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2020-028: Amendment to PD-10 to an Office to 1650 S. John King Boulevard

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



949.852.0700 

18100 Von Karman Avenue, Suite 500
Irvine, CA 92612 

SteadfastCompanies.com 

To whom it may concern,

Please see attached our Development application for 1650 South John King Blvd Suite 100. The space was previously occupied by a Spa and has been empty for over 2 years. The space if converted to Office Suites, can be occupied as a CoWorking location such as the owner of Rockwall OpenSpace has showed interest in expanding his footprint in the city of Rockwall.

We believe this business would be a great addition to the property and provide our tenants with a CoWorking location option.

See attached design renderings of what this space would look like with minimum changes.

best regards,

Lucas Altoe
VP of Investment Management
(817) 914.6789



CERTIFICATE OF OCCUPANCY

BUILDING INSPECTIONS DEPARTMENT

City of Rockwall
The New Horizon

Certificate No. CO2017-0106

This certificate issued pursuant to the requirements of the 2015 International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use.

Business Name: Rockwall OpenSpace

Address: 506 N GOLIAD 200
ROCKWALL, TX 75087

Business Owner: John Middleton

Address: 506 N. Goliad St
ROCKWALL, TX 75087

Type of Construction: VB

Zoning: PD-50 **Sq Footage:** 1200

Occupancy Classification: B

MAX Occupancy Load:
12

Building Official

POST IN A CONSPICUOUS PLACE

12/13/2017

Date

Parking Spaces Required: 434 Total Parking Spaces

Existing Parking Spaces : 519 Total Parking Spaces including
436 garages and 3 Handicap Spaces

16 parking
spots for
guests only

46 parking
spots by the
clubhouse

10 parking
spots by the
gate



Sixteen50 at Lake Ray
Hubbard Apartments

S John King Blvd













CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10) [ORDINANCE NO.'S 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10), BEING A ~580.48-ACRE TRACT OF LAND SITUATED WITHIN THE J. CADLE SURVEY, ABSTRACT NO. 65; J. M. ALLEN SURVEY, ABSTRACT NO. 2; W. H. BAIRD SURVEY, ABSTRACT NO. 25; W. H. BARNES SURVEY, ABSTRACT NO. 26; A. JOHNSON SURVEY, ABSTRACT NO. 123; AND J. R. JOHNSON SURVEY, ABSTRACT NO. 128, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of an amendment to Planned Development District 10 (PD-10) [Ordinance No. 04-25] for the purpose of adding office as an ancillary land use to multi-family for a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, which is a part of a larger ~580.48-acre Planned Development District that is situated within J. Cadle Survey, Abstract No. 65; J. M. Allen Survey, Abstract No. 2; W. H. Baird Survey, Abstract No. 25; W. H. Barnes Survey, Abstract No. 26; A. Johnson Survey, Abstract No. 123; and J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 10 (PD-10) [Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39], and more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 10 (PD-10) [Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in Exhibit 'B' of this ordinance, attached hereto and incorporated herein by

reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 6. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 7. That development of the *Subject Property* shall generally be in accordance with the *Concept Elevations*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 8. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, *Concept Elevations*, and *Concept Landscape Plan*, described in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 9. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 10. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 11. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 12. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 13. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 14. That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 3RD DAY OF AUGUST, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

EXHIBIT 'A':
Legal Description

BEING 580.48 acres of land situated in the Abstract 2, J.M. Allen Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Northeastern most corner of Rockwall Downes Addition Phase 1(RCAD# 88527), Block E, Lot 31. (NAD83 Texas State Plane GPS Coordinate: 2603772.8887 E, 7019049.6742 N feet);

THENCE South 00° 31' 08.24" East following the Eastern boundary line of Rockwall Downes Addition, a distance of 2716.497 feet for a corner;

THENCE South 89° 18' 48.23" West, a distance of 454.211 feet for a corner;

THENCE South 01° 02' 50.24" East, following along the West Right of Way of South John King Blvd, a distance of 2015.496 feet for a corner;

THENCE South 88° 21' 59.93" West, a distance of 176.809 feet for a corner;

THENCE South 01° 21' 18.01" East, a distance of 3183.054 feet for a corner;

THENCE South 36° 18' 33.84" West, a distance of 1422.475 feet for a corner;

THENCE North 43° 10' 39.19" West, a distance of 1701.923 feet to the beginning of a curve found in the centerline of State Highway 205 (S Goliad St), said being the beginning of a curve to the right having a tangent of 556.704 and a radius of 5040.628 feet with a chord distance of 1106.679 feet and a chord bearing of North 37 degrees 15 minutes 16.86 seconds East to a point;

THENCE North 31° 10' 50.08" West, a distance of 3360.519 feet for a corner;

THENCE North 66° 36' 08.32" East, following along Buffalo Creek, a distance of 74.657 feet for a point;

THENCE North 50° 24' 43.10" East, a distance of 80.211 feet for a point;

THENCE North 18° 54' 16.58" East, a distance of 91.725 feet for a point;

THENCE North 03° 14' 22.07" East, a distance of 63.104 feet for a point;

THENCE North 11° 12' 03.41" East, a distance of 73.436 feet for a point;

THENCE North 26° 12' 41.06" West, a distance of 86.124 feet for a point;

THENCE North 37° 47' 38.14" West, a distance of 73.711 feet for a point;

THENCE North 25° 18' 04.49" East, a distance of 72.318 feet for a point;

THENCE North 45° 42' 58.69" East, a distance of 134.501 feet for a point;

THENCE North 37° 01' 49.36" East, a distance of 84.876 feet for a point;

THENCE North 46° 41' 04.42" East, a distance of 57.183 feet for a point;

THENCE North 41° 52' 49.85" East, a distance of 66.419 feet for a point;

THENCE North 33° 19' 34.75" East, a distance of 103.857 feet for a point;

THENCE North 76° 36' 26.52" East, a distance of 51.322 feet for a point;

EXHIBIT 'A':
Legal Description

THENCE South 60° 01' 04.52" East, a distance of 35.682 feet for a point;

THENCE North 80° 32' 15.13" East, a distance of 21.692 feet for a point;

THENCE North 27° 10' 51.84" East, a distance of 49.443 feet for a point;

THENCE North 33° 20' 26.99" East, a distance of 54.071 feet for a point;

THENCE North 35° 54' 35.27" West, a distance of 42.563 feet for a point;

THENCE North 76° 51' 57.28" West, a distance of 36.620 feet for a point;

THENCE North 36° 15' 13.08" West, a distance of 44.224 feet for a point;

THENCE North 08° 41' 10.95" West, a distance of 86.582 feet for a point;

THENCE North 70° 56' 31.27" East, a distance of 90.890 feet for a point;

THENCE North 48° 08' 53.21" East, a distance of 91.085 feet for a point;

THENCE North 02° 11' 33.96" East, a distance of 88.757 feet to the beginning of a curve found crossing old State Highway 276, said being the beginning of a curve to the right having a tangent of 88.419 feet and a radius of 167.275 feet with a chord distance of 156.341 feet and a chord bearing of North 00 degrees 38 minutes 57.99 seconds West to a point;

THENCE South 88° 06' 20.65" East, a distance of 154.498 feet for a corner;

THENCE North 00° 09' 35.47" West, a distance of 1673.721 feet for a corner;

THENCE South 43° 38' 58.76" East, following along the West Right of Way of South TL Townsend Dr. a distance of 1912.611 feet for a corner;

THENCE South 14° 46' 51.19" East, a distance of 208.204 feet for a point;

THENCE South 06° 39' 18.55" East, a distance of 136.260 feet for a corner;

THENCE North 87° 12' 38.34" East, a distance of 653.482 feet for a corner;

THENCE North 01° 00' 29.30" West, a distance of 2042.776 feet for a corner;

THENCE North 71° 48' 45.72" East, a distance of 1055.068 feet to the beginning of a following along the West Right of Way of South John King Blvd, said being the beginning of a curve to the right having a tangent of 188.517 feet and a radius of 2045.685 feet with a chord distance of 375.444 feet and a chord bearing of South 89 degrees 00 minutes 03.60 seconds West to a point;

THENCE North 89° 48' 30.91" East, a distance of 1028.699 feet, to the *POINT OF BEGINNING AND CONTAINING* 580.48 acres of land (25,268,421.447 square feet) more or less. The above description also intended to follow all adjacent existing city limits, extra-territorial jurisdiction, and applicable parcel boundaries.

EXHIBIT 'B':
Concept Plan

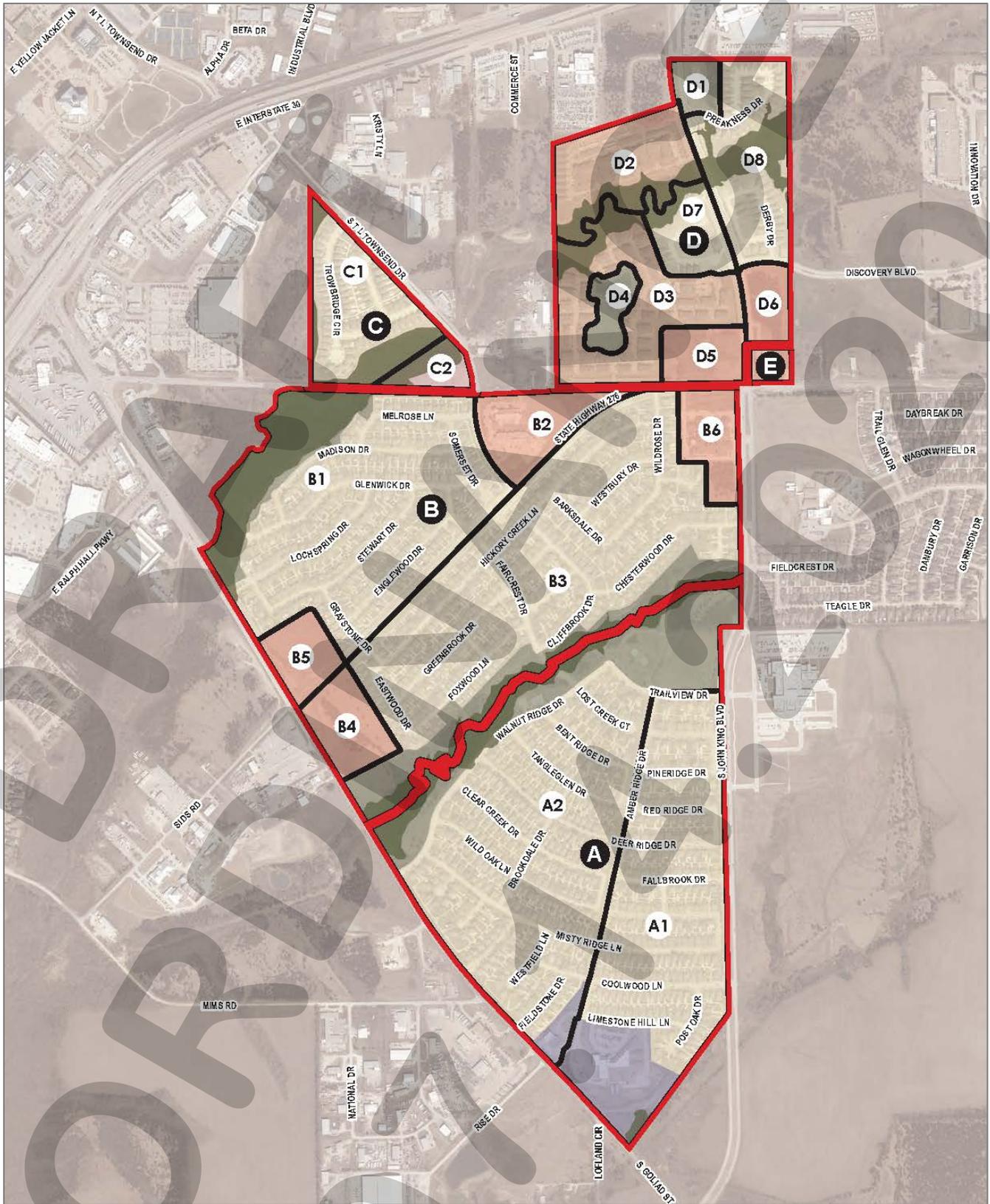


EXHIBIT 'C':
PD Development Standards

(A) Purpose.

(1) August 3, 2020. The purpose of this amendment to Planned Development District 10 (PD-10) is to consolidate *Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39*; however, this ordinance does not change the intent, restrictions or land uses established in any previous ordinance with the exception of adding office as an ancillary land use to multi-family for *Tract D3* as depicted in *Exhibit 'B'* of this ordinance.

(B) Areas A & B: Tracts A1, A2, B1, B2, B3, B4, B5, & B6

(1) Tract A1, A2, B1 & B3; ~396.469-Acres [Hickory Ridge and Meadow Creek Subdivisions]: The areas identified as *Tracts A1, A2, B1 & B3* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(A) Permitted Land Uses. Lot Types SF-6, SF-7, & SF-8.4 on *Tracts A1, A2, B1 & B3* shall be subject to the permitted land uses stipulated for properties in a Single-Family 7 (SF-7) District and Lot Type SF-10 on *Tract A1, A2, & B2* shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(B) Lot Layout and Composition. The lot layout and composition shall conform to the following:

Tract	Lot Type	Minimum Lot Size (SF)	Acres	Density	Dwelling Units (#)	Dwelling Unit (%)
B1 & B3	SF-6	6,000 SF	63.04	3.8	245	100.00%
B1 & B3	Open Space	N/A	8.80	N/A	N/A	N/A
A1 & A2	SF-6	6,000 SF	77.96	4.2	327	36.37%
A1 & A2	SF-7	7,000 SF	92.70	3.5	324	36.04%
A1 & A2	SF-8.4	8,400 SF	23.23	3.2	74	8.23%
A1 & A2	SF-10	10,000 SF	57.96	3.0	174	19.35%
A1 & A2	Open Space	N/A	36.20	N/A	N/A	N/A
<i>Tract B1 & B3:</i>			81.84		245	21.41%
<i>Tract A1 & A2:</i>			288.05		899	78.58%
Total:			369.90		1,144	100.00%

(C) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on *Tracts A1, A2, B1 & B3*:

Lot Type (see Concept Plan) ►	SF-6	SF-7	SF-8.4	SF-10
Minimum Lot Width at Building Line	55'	60'	65'	75'
Minimum Front Yard Setback	20'	20'	20'	25'
Minimum Side Yard Setback	5'	5'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street)	15'	15'	15'	15'
Minimum Rear Yard Setback	10'	10'	10'	10'
Garage Setback	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF)	1,500 SF	1,700 SF	1,800 SF	1,850 SF
Maximum Height	28'	32'	32'	36'
Minimum Off-Street Parking Requirement ⁽¹⁾	2	2	2	2
Minimum Masonry Requirement	75%	75%	75%	75%
Maximum Lot Coverage ⁽²⁾	50%	35%	35%	35%

General Notes:

1: Minimum two (2) car garage required.

2: Lot Types SF-6, SF-7 & SF-8.4 within *Tract A1* have a maximum lot coverage of 45%.

EXHIBIT 'C':
PD Development Standards

- (D) Garage Orientation. Except when adjacent to open space all properties in *Tracts A1, A2, B1 & B3* shall have rear entry garages (i.e. accessible from an alleyway). No lots will be built with front entry garages (i.e. no garage doors facing the street).
 - (E) Streets. All streets shall be designed to be curvilinear.
 - (F) Anti-Monotony. The anti-monotony restrictions for properties in *Tracts B1 & B2* shall not allow the same building elevation any closer than five (5) houses apart.
- (2) Tracts B2, B4, B5 & B6: ~40.886-Acres: The area identified as *Tracts B2, B4, B5 & B6* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tracts B2, B4, B5 & B6* shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
 - (B) Density and Dimensional Requirements. *Tracts B2, B4, B5 & B6* shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Area C: Tracts C1 & C2

- (1) Tract C1; ~25.185-Acres [Townsend Village Subdivision; Ordinance No. 04-25]: The area identified as *Tract C1* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tract C1* shall permit *Single-Family Attached (i.e. Townhomes) [SF-A]* and *Single-Family Detached [SF-D]* land uses. In addition, clubhouse and recreational land uses (e.g. exercise club, a pool, tennis courts, or other similar amenities) shall be permitted as ancillary land uses to residential land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.
 - (B) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on *Tract C1*:

<u>Lot Type (see Concept Plan) ▶</u>	<u>SF-A</u>	<u>SF-D</u>
<i>Maximum Density Per Gross Acre</i>	8	5
<i>Minimum Lot Width</i>	35' ⁽¹⁾	50' ⁽²⁾
<i>Minimum Lot Depth</i>	N/A ⁽¹¹⁾	100'
<i>Minimum Lot Area</i>	3,500 SF	5,000 SF
<i>Minimum Front Yard Setback</i>	15' – 20' ⁽⁴⁾	20'
<i>Minimum Side Yard Setback</i>	N/A	5'
<i>Minimum Side Yard Setback (Adjacent to a Street) ⁽³⁾</i>	N/A	15'
<i>Minimum Length of Driveway Pavement ⁽⁸⁾</i>	20'	20'
<i>Maximum Height</i>	32'	32'
<i>Minimum Rear Yard Setback</i>	7½' ⁽⁵⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	N/A	1,500 SF
<i>Distance Between Buildings</i>	20' ⁽¹²⁾	10'
<i>Masonry Requirement ⁽⁶⁾</i>	90%	90%
<i>Common Open Space Per Gross Acre ⁽⁷⁾</i>	10%	10%
<i>Off-Street Parking Requirements</i>	2 ⁽⁹⁾	2 ⁽¹⁰⁾
<i>Maximum Lot Coverage</i>	N/A	45%

EXHIBIT 'C':
PD Development Standards

General Notes:

- 1: All townhomes shall face on a public or private street or open space and be accessed by an alley unless the lots back to open space areas in which case the alley requirement may be waived.
- 2: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 3: The minimum lot setback abutting an arterial will be 20-feet.
- 4: Porches, stoops, bay windows, balconies, masonry clad chimneys, colonnades and building overhangs may project up to ten (10) feet into the setback area.
- 5: Setback from alley way or laneway edge of pavement.
- 6: Masonry requirement shall exclude doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- 7: There shall be a minimum of 10% of the gross area of the tract for open space, which shall satisfy any parkland dedication requirements of the City. This shall include floodplain.
- 8: Setback from a public right-of-way.
- 9: In an enclosed garage.
- 10: An enclosed garage shall not be considered in meeting the off-street parking requirements.
- 11: All units shall face on a public or private street or open space and be accessed by an alleyway.
- 12: The minimum separation between attached buildings shall be 20-feet for every 140-foot building.

(C) Clubhouse Facilities for Single-Family Attached and Single-Family Detached. Any clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.

(D) Garage Requirements for Single-Family Detached. For lots less than 55-feet in width, garages must be located at the rear of the property with alley access. Alleys are required unless lots back to open space areas in which case the lots shall be a minimum of 55-feet in width and provide a front, side loaded *J-Swing* (or *Traditional Swing*) garage or a garage toward the rear of the lot, as approved by the City. Lots which are 55-feet or more in width and containing a front-loaded garage must setback the face of the garage at least three (3) feet from the nearest front corner of the house or have a *pass-through* drive to a garage toward the rear of the property or a front, side loaded *J-Swing* garage. A minimum single care attached garage is required for each lot.

(E) Screening Walls Along Townsend Drive and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.

(F) Streets in a Single-Family Attached Development. Residential streets may be constructed with a 26-foot street section if approved by the City.

(G) HOA/PID Single-Family Attached Development. A Public Improvement District (PID), Homeowner's Association (HOA), or other entity approved by the City shall be required in order to ensure maintenance of common areas including parks and streetscapes.

(2) Tract C2: 3.816-Acres [Ordinance No. 13-39]: The area identified as *Tract C2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(A) Permitted Land Uses. *Tract C2* shall be subject to the permitted land uses stipulated for properties in a General Retail (GR) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future, with the following land uses being expressly prohibited:

- Temporary Carnival, Circus, or Amusement Ride
- Outdoor Commercial Amusement/Recreation
- Indoor Gun Club, Skeet, or Target Range
- Theater
- Night Club, Discoteque or Dance Hall

EXHIBIT 'C':
PD Development Standards

- Restaurant, Less than 2,000 SF with a Drive-Through or Drive-In
- Restaurant, 2,000 SF or more with a Drive-Through or Drive-In
- Retail Store with Gasoline Sales that has Two (2) Dispensers (*i.e. Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Gasoline Dispensers
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- Service Station

(B) Density and Dimensional Requirements. Tract C2 shall be subject to the dimensional requirements stipulated for properties in a General Retail (GR) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Area D [Ordinance No.'s 04-25]

(1) General Requirements for Area D (i.e. Tracts D1, D2, D3, D4, D5, D6, D7 & D8)

- (A) Floodplain. The floodplain will be developed and maintained as private open space by a Homeowner's Association (HOA).
- (B) Conformity with Other City Ordinances. Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City of Rockwall that are in effect at the time of development. Any planned median openings shall be subject to review and approval by the City. All median openings shall meet design standards of the City of Rockwall.

(C) Streetscape.

- (1) Landscape Buffer. The landscape buffer shall be a minimum of 15-feet wide for retail/commercial land uses; 25-feet wide for residential land uses; and 50-feet for office and industrial land uses. The landscape buffer shall include a *built-up* berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along John King Boulevard and SH-276 rights-of-way. The minimum required height of the aforementioned berm and/or shrubbery or the combination thereof is 30-inches and shall not exceed a maximum height of 48-inches. Sidewalks shall be allowed within the buffer strip as an access easement, as approved by the City of Rockwall.
- (2) Buffer-Strip Plantings. Three (3) canopy trees and four (4) accent trees shall be required per 100-linear feet of frontage along John King Boulevard or SH-276 right-of-way.
- (3) Plant Material Sizes. The following size requirements shall be required:
- (a) Canopy Trees: Four (4) Caliper Inches
 - (b) Accent Trees: Four (4) Feet in Height
 - (c) Deciduous Shrubs: 15-Inches [Two (2) Gallon Minimum]
 - (d) Evergreen Shrubs: 12-Inches [Two (2) Gallon Minimum]
- (4) Plant Material Selections. The following materials are recommended for planting in the buffer-strip; however, the other following materials may be acceptable:
- (a) Canopy Trees. Burr Oak, Red Oak, Live Oak, Cedar Elm, Lacebark Elm, and Leyland Cypress.

EXHIBIT 'C':
PD Development Standards

- (b) Accent Trees. Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, and Possumhaw.
- (D) Street Standards. All private streets, excluding drives, fire lanes and private parking areas, shall be built to city public street standards unless otherwise permitted in this ordinance or approved by the City Council.
- (E) Screening Walls. No continuous solid screening walls shall be constructed adjacent to John King Boulevard or SH-276. Overlay District requirements *shall not* apply to *Tracts C1, D2, D3, D7, & D8*. In addition, [1] at least 50% of the wall shall be constructed of wrought/ornamental iron or similar material, including landscaping and plantings, to allow a measure of transparency; [2] no wall may extend more than 300-feet without being offset by a minimum of four (4) feet for a length of at least 20-feet; and [3] the solid portion of the wall shall be constructed of masonry material as defined in this ordinance.
- (F) Buried Utilities. All overhead utilities shall be placed under ground except at the outer perimeter of Planned Development District 10 (PD-10) as depicted in *Exhibit 'B'* including *Area C* as described in the *Settlement Agreement* and as otherwise approved by the City of Rockwall.
- (G) Lighting. No light poles shall exceed 20-feet in height. All lighting fixtures shall focus light downward and be contained on-site.
- (H) Parks. See *Tracts D1 & D4*.
- (I) Trails. A trail shall be constructed along John King Boulevard and SH-276 adjacent to the Planned Development District 10 (PD-10). The developer will be responsible for the cost of an additional three (3) feet of width to a standard five (5) foot sidewalk along the north side of SH-276 -- *Tract D3 & D5* -- and on one (1) side of John King Boulevard -- *Tract D2, D3, D5 & D7* -- as it passes through this Planned Development District.
- (2) Tracts D1 & D4; ~9.394-Acres [Private Open Space]. The area identified as *Tracts D1 & D4* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (1) Private Parks. *Tracts D1 & D4* are private parks. All residential development within Planned Development District 10 (PD-10) will include no dedication of public internal streets directly serving the residential properties within Planned Development District 10 (PD-10); therefore, the provisions outlined in *Section 24-46* and *Section 24-50*, details herein outlined, and all other applicable requirements of Chapter 24 of the City of Rockwall Municipal Code of Ordinances apply to Planned Development District 10 (PD-10); however, if public streets are to be dedicated, requirements for parkland dedication may be reviewed for compliance.
- (a) The calculated pro-rata share for mandatory parkland dedication and with current or future ordinance requirements development is:
- (1) Ten (10) acres (as defined by Chapter 24 of the Municipal Code of Ordinances of the City of Rockwall) of dedication is required.
- (2) \$375,000.00 in park development fees (as defined by Chapter 24 of the Municipal Code of Ordinances of the City of Rockwall) is required.
- (b) The requirement for mandatory dedication is waived as provided in *Section 24-50.2* of the Municipal Code of Ordinances and the following constitutes the development providing private amenities which meet or exceed the calculated pro-rata share noted above:

EXHIBIT 'C':
PD Development Standards

- (1) A total of ten (10) acres of land meeting the requirements of Chapter 24 will be permanently dedication and zoned for use as private parks space serving Park District No. 24.
- (2) The developer will propose and submit to the City private parkland design for development (*to meet all applicable federal, state, local, and generally accepted park design and development standards*) of the private park(s) described above for review and approval by the City. Such design shall include providing amenities and parkland development and improvements which meet or exceed the pro-rata calculated above (\$375,000.00) for development fees which amount would be divided between the park areas as determined by the City and which would be due to the City if the development included dedication of public streets serving the residential areas of Planned Development District 10 (PD-10).
- (3) The two (2), five (5) are tracts shown as *Tracts D1 & D4* in *Exhibit 'B'* of this ordinance (*which includes land not covered by Planned Development District 10 [PD-10] but which the owner has agreed to dedicated as private open space*) hereto attached shall be the location of the ten (10) acres of private parkland serving Planned Development District 10 (PD-10).
 - (4) The two (2), five (5) acre tracts are not contiguous and must be accessible by way of a minimum of eight (8) foot wide concrete trail for those residents that will be served by the two (2) tracts referenced above.
 - (a) In addition to the sidewalks otherwise required by the City of Rockwall, the developer is responsible for the cost of an eight (8) foot wide concrete sidewalk or trail along the public right-of-way or access easement for John King Boulevard and SH-276 and any dedication of additional right-of-way to allow for the construction of this sidewalk or trail.
 - (b) No trail is required along the IH-30 right of way.
 - (5) The developer is required to furnish evidence for approval by the City of Rockwall that the maintenance and operation of the private park for Planned Development District 10 (PD-10) been secured such that the City will incur no costs associated with their maintenance and operation.
 - (6) Plat approval of land for residential purposes east of John King Boulevard shall trigger the construction of the private park amenities east of John King Boulevard. Plat approval of *Tract D3*, west of John King Boulevard shall trigger the construction of private park amenities west of John King Boulevard.
 - (7) The required parkland (*reflected as Tract D1*) may be integrated with *Tract D8* to better distribute parkland and increase accessibility.
- (3) *Tract D2: ~20.651-Acres [The Mansions Age Restricted Apartments]*: The area identified as *Tract D2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
 - (A) *Permitted Land Uses*. *Tract D2* shall permit *Age-Restricted Multi-Family* (*i.e. Multi-Family restricted to occupants of a minimum age of 55 years old for at least one [1] resident*) and *Single-Family Attached* (*i.e. Townhomes*) land uses. In addition, clubhouse and recreational land uses (*e.g. exercise club, a pool, tennis courts, centralized dining facilities, or other similar amenities*) shall be permitted as ancillary land uses to residential and multi-family land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.

EXHIBIT 'C':
PD Development Standards

- (B) Development Standards for Single-Family Attached (i.e. Townhomes). All *Single-Family Attached* developments shall meet all of the standards stipulated for *Single-Family Attached [SF-A]* in *Tracts D7 & D8 in Exhibit 'B'*. These standards are outline in Section (D)(6) below.
- (C) Density and Dimensional Requirements. The density and dimensional requirements for *Tract D2* are as follows:
- (1) Maximum Number of Units. *Tract D2* may contain a maximum of 250 age-restricted multi-family units.
 - (2) Building Height. The maximum building height shall not exceed 60-feet or three (3) stories.
 - (3) Unit Sizes. The average unit sizes shall not be less than 940 SF.
- (D) Building Design and Articulation. The buildings shall be highly articulated in a similar manner to the sample articulation drawing contained in *Exhibit 'F'* of this ordinance illustrating the exterior finishes and treatments.
- (E) Garages. No less than 1.5 parking spaces shall be provided per unit. Of these parking spaces, at least 30% shall be located in garages (*i.e. attached or detached*), 30% shall be located in carports, and the remainder may be located in surface parking lots.
- (F) Masonry Requirement. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (G) Clubhouse Facilities/Common Recreation Amenity. The age restricted multi-family area shall have a clubhouse facility including residence dining areas and a commercial kitchen. In addition, other amenities such as an exercise club, a pool or tennis courts shall be provided.
- (H) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (I) Open Space. A minimum of 20% of *Tract D2* shall be developed as open space (*including floodplain*) in addition to the requirement for parkland dedication stipulated by the general requirements outline in Section (D)(1) above.
- (J) Phasing. No phasing of multi-family developments shall be permitted.
- (4) Tract D3; ~29.423-Acres [The Mansions Apartments]: The area identified as *Tract D3* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tract D3* shall permit *Multi-Family, Single-Family Attached (i.e. Townhomes)* land uses. In addition, clubhouse and recreational land uses (*e.g. exercise club, a pool, tennis courts, centralized dining facilities, or other similar amenities*) shall be permitted as ancillary land uses to residential and multi-family land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted. Office/Co-Working Space shall be permitted in the area of *Tract D3* indicated in *Exhibit 'H'* of this ordinance.
 - (B) Development Standards for Single-Family Attached (i.e. Townhomes). All *Single-Family Attached* developments shall meet all of the standards stipulated for *Single-Family Attached [SF-A]* in *Tracts D7 & D8 in Exhibit 'B'*. These standards are outline in Section (D)(6) below.
 - (C) Density and Dimensional Requirements. The density and dimensional requirements for *Tract D3* are as follows:

EXHIBIT 'C':
PD Development Standards

- (1) Maximum Number of Units. *Tract D3* may contain a maximum of 336 multi-family units.
- (2) Building Height. The maximum building height shall not exceed 42-feet or two (2) stories.
- (3) Unit Sizes. At least 20% of all units must be 1,500 SF or larger, and no more than 35% may be less than 1,000 SF. In no case may any unit have less than 700 SF of interior living space. The average unit size shall not be less than 1,200 SF.
- (4) Unit Access. All units shall be accessed directly from the ground level. There shall be no exterior stair wells or common entrances.
- (D) Building Design and Articulation. The buildings shall be highly articulated in a similar manner to the sample articulation drawing contained in *Exhibit 'F'* of this ordinance illustrating the exterior finishes and treatments.
- (E) Garages. Every unit must have an attached, direct-access garage with an average of at least 1.3 garage spaces per unit.
- (F) Masonry Requirement. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (G) Clubhouse Facilities/Common Recreation Amenity. The multi-family area shall have a clubhouse facility and amenities (*e.g. exercise club, a pool, tennis courts, or other similar amenities*). The clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.
- (H) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (I) Open Space. A minimum of 20% of *Tract D3* shall be developed as open space (*including floodplain*) in addition to the requirement for parkland dedication stipulated by the general requirements outline in Section (D)(1) above and identified as *Tract D4*; however, the required parkland may be integrated with *Tract D3* to better distribute parkland and increase accessibility.
- (J) Phasing. No phasing of multi-family developments shall be permitted.
- (5) Tracts D5 & D6; ~14.295-Acres: The area identified as *Tracts D5 & D6* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tracts D5 & D6* shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, only the following land uses shall be permitted on the subject property:
- Animal Clinic for Small Animals with No Outdoor Pens ⁽¹⁾
 - Antique/Collectible Store
 - Astrologer, Hypnotist, or Psychic Art & Science
 - Banquet Facility
 - Portable Beverage Service Facility ⁽¹⁾
 - Blood Plasma Donor Center
 - Church/House of Worship ⁽¹⁾
 - Day Care with Seven (7) or More Children
 - Car Wash/Auto Detail ⁽¹⁾
 - Catering Service

EXHIBIT 'C':
PD Development Standards

- Temporary Christmas Tree Sales Lot or Similar Uses ⁽¹⁾
- Copy Center
- Permanent Cosmetics ⁽¹⁾
- Electrical, Watch, Clock, Jewelry or Similar Repair
- Financial Institution with Drive-Through
- Financial Institution without Drive-Through
- Garden Center ⁽²⁾
- General Personal Service
- General Retail Store (25,000 SF – 49,999 SF)
- General Retail Store (50,000 SF or Greater) ⁽²⁾
- General Retail Store (Less Than 25,000 SF)
- Hair Salon and/or Manicurist
- Health Club
- Laundry Service with Drop-Off or Pickup Services
- Self Service Laundry Facility
- Locksmith
- Massage Therapist
- Mini-Warehouse ⁽¹⁾
- Municipally Owned or Controlled Utility Facilities
- Museum or Art Gallery
- Office Building (5,000 SF or Greater)
- General Office
- Pet Shop
- Private Club, Lodge, or Fraternal Organization
- Post Office
- Rental Store without Outside Storage and/or Display
- Restaurant (Less Than 2,000 SF with Drive-In or Drive Through) ⁽³⁾
- Restaurant (2,000 SF or more with Drive-In or Drive Through) ⁽³⁾
- Restaurant (Less Than 2,000 SF without Drive-In or Drive Through)
- Restaurant (2,000 SF or more without Drive-In or Drive Through)
- Restaurant with Accessory Private Club or Brew Pub
- Retail Store with Gasoline Sales Limited to Four (4) Dispensers and Eight (8) Vehicles
- Shoe and Boot Repair and Sales
- Art, Photography, or Music Studio
- Tailor, Clothing, and/or Apparel Shop
- Temporary On-Site Construction Office
- Theater

Notes:

- ¹: Additional requirements as specified in Article 04, Permissible Uses, of the Unified Development Code [Ordinance No. 20-02].
- ²: Requires a Specific Use Permit (SUP)
- ³: Limited to one (1) per 1,000 SF as measured from the property line.

- (B) Density and Dimensional Requirements. Tracts D5 & D6 shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (C) Materials. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (D) Site Layout. If developed as retail, Tracts D5 & D6 shall be laid out in a manner that is pedestrian-friendly and provides easy access to the adjacent residential developments.
- (E) Mechanical Equipment. Rooftop mechanical equipment and other appurtenances must be screened.

EXHIBIT 'C':
PD Development Standards

(F) Shared Parking and Access. Any commercial development shall incorporate cross access.

(G) Signs. Monument signage shall be permitted; however, no free-standing pole signs shall be permitted.

(6) Tracts D7 & D8; ~35.789-Acres [Rockwall Downes Subdivision]: The area identified as *Tracts D7 & D8* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(A) Permitted Land Uses. *Tracts D7 & D8* shall permit *Single-Family Attached (i.e. Townhomes) [SF-A]* and *Single-Family Detached [SF-D]* land uses. In addition, clubhouse and recreational land uses (e.g. *exercise club, a pool, tennis courts, or other similar amenities*) shall be permitted as ancillary land uses to residential land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.

(B) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on *Tract C1*:

<i>Lot Type (see Concept Plan) ▶</i>	SF-A	SF-D
<i>Maximum Density Per Gross Acre</i>	8	5
<i>Minimum Lot Width</i>	35' ⁽¹⁾	50' ⁽²⁾
<i>Minimum Lot Depth</i>	N/A ⁽¹¹⁾	100'
<i>Minimum Lot Area</i>	3,500 SF	5,000 SF
<i>Minimum Front Yard Setback</i>	15' – 20' ⁽⁴⁾	20'
<i>Minimum Side Yard Setback</i>	N/A	5'
<i>Minimum Side Yard Setback (Adjacent to a Street) ⁽³⁾</i>	N/A	15'
<i>Minimum Length of Driveway Pavement ⁽⁸⁾</i>	20'	20'
<i>Maximum Height</i>	32'	32'
<i>Minimum Rear Yard Setback</i>	7½' ⁽⁵⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	N/A	1,500 SF
<i>Distance Between Buildings</i>	20' ⁽¹²⁾	10'
<i>Masonry Requirement ⁽⁶⁾</i>	90%	90%
<i>Common Open Space Per Gross Acre ⁽⁷⁾</i>	10%	10%
<i>Off-Street Parking Requirements</i>	2 ⁽⁹⁾	2 ⁽¹⁰⁾
<i>Maximum Lot Coverage</i>	N/A	45%

General Notes:

- ¹: All townhomes shall face on a public or private street or open space and be accessed by an alley unless the lots back to open space areas in which case the alley requirement may be waived.
- ²: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ³: The minimum lot setback abutting an arterial will be 20-feet.
- ⁴: Porches, stoops, bay windows, balconies, masonry clad chimneys, colonnades and building overhangs may project up to ten (10) feet into the setback area.
- ⁵: Setback from alley way or laneway edge of pavement.
- ⁶: Masonry requirement shall exclude doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- ⁷: There shall be a minimum of 10% of the gross area of the tract for open space, which shall satisfy any parkland dedication requirements of the City. This shall include floodplain.
- ⁸: Setback from a public right-of-way.
- ⁹: In an enclosed garage.
- ¹⁰: An enclosed garage shall not be considered in meeting the off-street parking requirements.
- ¹¹: All units shall face on a public or private street or open space and be accessed by an alleyway.
- ¹²: The minimum separation between attached buildings shall be 20-feet for every 140-foot building.

(C) Clubhouse Facilities for Single-Family Attached and Single-Family Detached. Any clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.

EXHIBIT 'C':
PD Development Standards

- (D) Garage Requirements for Single-Family Detached. For lots less than 55-feet in width, garages must be located at the rear of the property with alley access. Alleys are required unless lots back to open space areas in which case the lots shall be a minimum of 55-feet in width and provide a front, side loaded *J-Swing* (or *Traditional Swing*) garage or a garage toward the rear of the lot, as approved by the City. Lots which are 55-feet or more in width and containing a front-loaded garage must setback the face of the garage at least three (3) feet from the nearest front corner of the house or have a *pass-through* drive to a garage toward the rear of the property or a front, side loaded *J-Swing* garage. A minimum single car attached garage is required for each lot.
- (E) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against John King Boulevard and/or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (F) Streets in a Single-Family Attached Development. Residential streets may be constructed with a 26-foot street section if approved by the City.
- (G) HOA/PID Single-Family Attached Development. A Public Improvement District (PID), Homeowner's Association (HOA), or other entity approved by the City shall be required in order to ensure maintenance of common areas including parks and streetscapes.
- (E) Area E; ~2.930-Acres [7/11 Gas Station and Convenience Store; Ordinance No.'s 04-25 & 12-13]
- (1) Concept Plans. The development of the subject property shall strictly adhere to the concept plan, landscape plan, and elevations contained in *Exhibit 'G'* of this ordinance.
- (2) Permitted Land Uses. Area E shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, only the following land uses shall be permitted on the subject property:
- Animal Clinic for Small Animals with No Outdoor Pens ⁽¹⁾
 - Antique/Collectible Store
 - Astrologer, Hypnotist, or Psychic Art & Science
 - Banquet Facility
 - Portable Beverage Service Facility ⁽¹⁾
 - Blood Plasma Donor Center
 - Church/House of Worship ⁽¹⁾
 - Day Care with Seven (7) or More Children
 - Car Wash/Auto Detail ⁽¹⁾
 - Catering Service
 - Temporary Christmas Tree Sales Lot or Similar Uses ⁽¹⁾
 - Copy Center
 - Permanent Cosmetics ⁽¹⁾
 - Electrical, Watch, Clock, Jewelry or Similar Repair
 - Financial Institution with Drive-Through
 - Financial Institution without Drive-Through
 - Garden Center ⁽²⁾
 - General Personal Service
 - General Retail Store (25,000 SF – 49,999 SF)
 - General Retail Store (50,000 SF or Greater) ⁽²⁾
 - General Retail Store (Less Than 25,000 SF)
 - Hair Salon and/or Manicurist
 - Health Club
 - Laundry Service with Drop-Off or Pickup Services
 - Self Service Laundry Facility
 - Locksmith
 - Massage Therapist

EXHIBIT 'C':
PD Development Standards

- ☑ Mini-Warehouse ⁽¹⁾
- ☑ Municipally Owned or Controlled Utility Facilities
- ☑ Museum or Art Gallery
- ☑ Office Building (5,000 SF or Greater)
- ☑ General Office
- ☑ Pet Shop
- ☑ Private Club, Lodge, or Fraternal Organization
- ☑ Post Office
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Restaurant (Less Than 2,000 SF with Drive-In or Drive Through) ⁽³⁾
- ☑ Restaurant (2,000 SF or more with Drive-In or Drive Through) ⁽³⁾
- ☑ Restaurant (Less Than 2,000 SF without Drive-In or Drive Through)
- ☑ Restaurant (2,000 SF or more without Drive-In or Drive Through)
- ☑ Restaurant with Accessory Private Club or Brew Pub
- ☑ Retail Store with Gasoline Sales Limited to Six (6) Dispensers and 12 Vehicles ⁽⁴⁾
- ☑ Shoe and Boot Repair and Sales
- ☑ Art, Photography, or Music Studio
- ☑ Tailor, Clothing, and/or Apparel Shop
- ☑ Temporary On-Site Construction Office
- ☑ Theater

Notes:

- 1: Additional requirements as specified in Article 04, Permissible Uses, of the Unified Development Code [Ordinance No. 20-02].
- 2: Requires a Specific Use Permit (SUP)
- 3: Limited to one (1) per 1,000 SF as measured from the property line.
- 4: *Incidental Outside Sales, Storage, and/or Display* associated with a *Retail Store with Gasoline Sales* shall adhere to the following requirements: [1] the outside sales, storage, and/or display shall be limited to only consumer sized propane bottles and shall comply with the requirements for incidental outside sales, storage, and/or display outlined in the Unified Development Code [Ordinance No. 20-02], and [2] no additional outside sales, storage, and/or display of any items shall be permitted.

- (3) Density and Dimensional Requirements. *Area E* shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (4) Materials. The masonry requirement shall be 90% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (5) Site Layout. If developed as retail, *Area E* shall be laid out in a manner that is pedestrian-friendly and provides easy access to the adjacent residential developments.
- (6) Mechanical Equipment. Rooftop mechanical equipment and other appurtenances must be screened.
- (7) Shared Parking and Access. Any commercial development shall incorporate cross access.
- (8) Signs. Monument signage shall be permitted; however, no free-standing pole signs shall be permitted.

EXHIBIT 'D':
Concept Plan from Ordinance No. 96-03

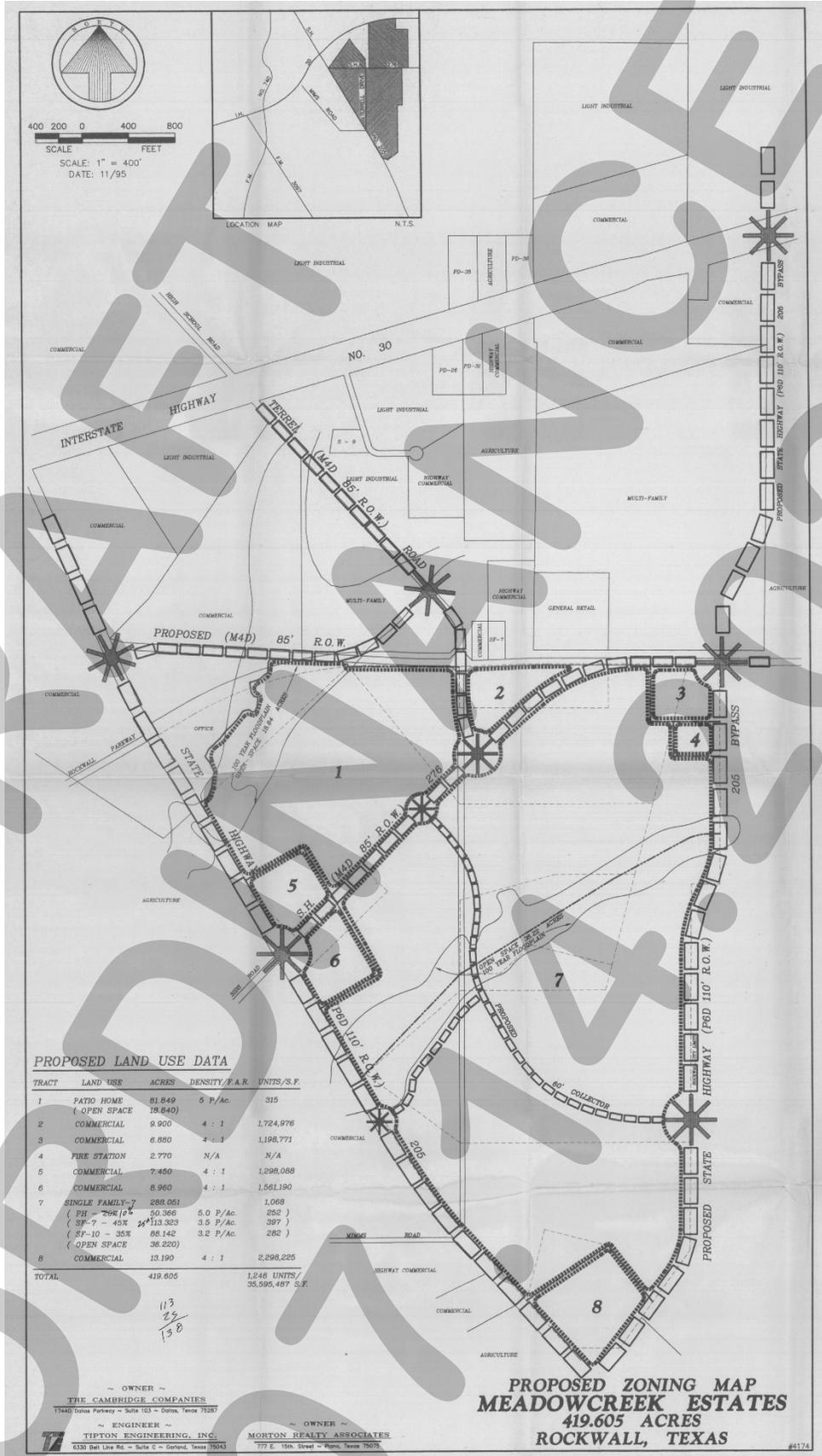


EXHIBIT 'F':
Concept Elevations for Tract D2 from Ordinance No. 04-25

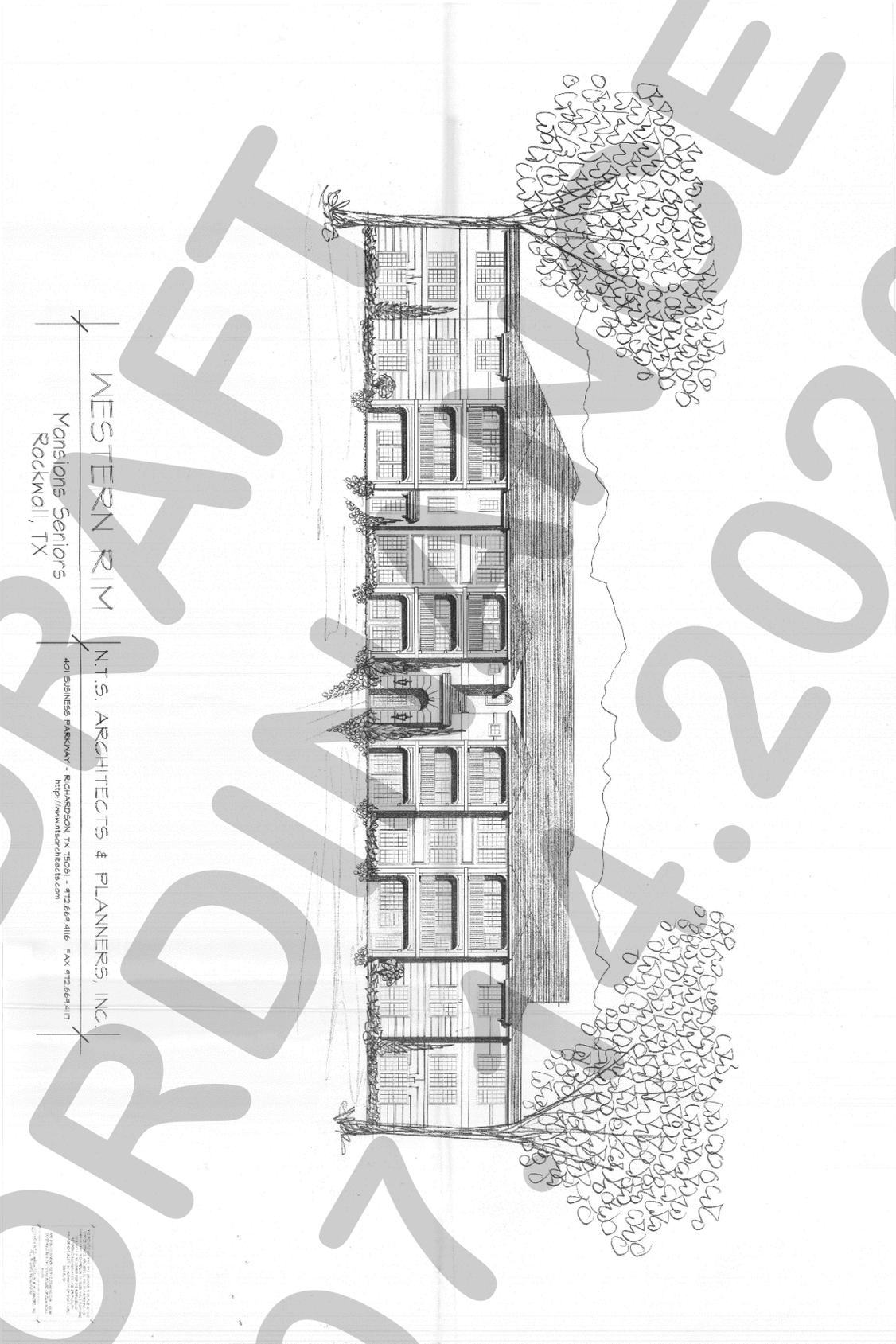


EXHIBIT 'F':
Concept Elevations for Tract D3 from Ordinance No. 04-25

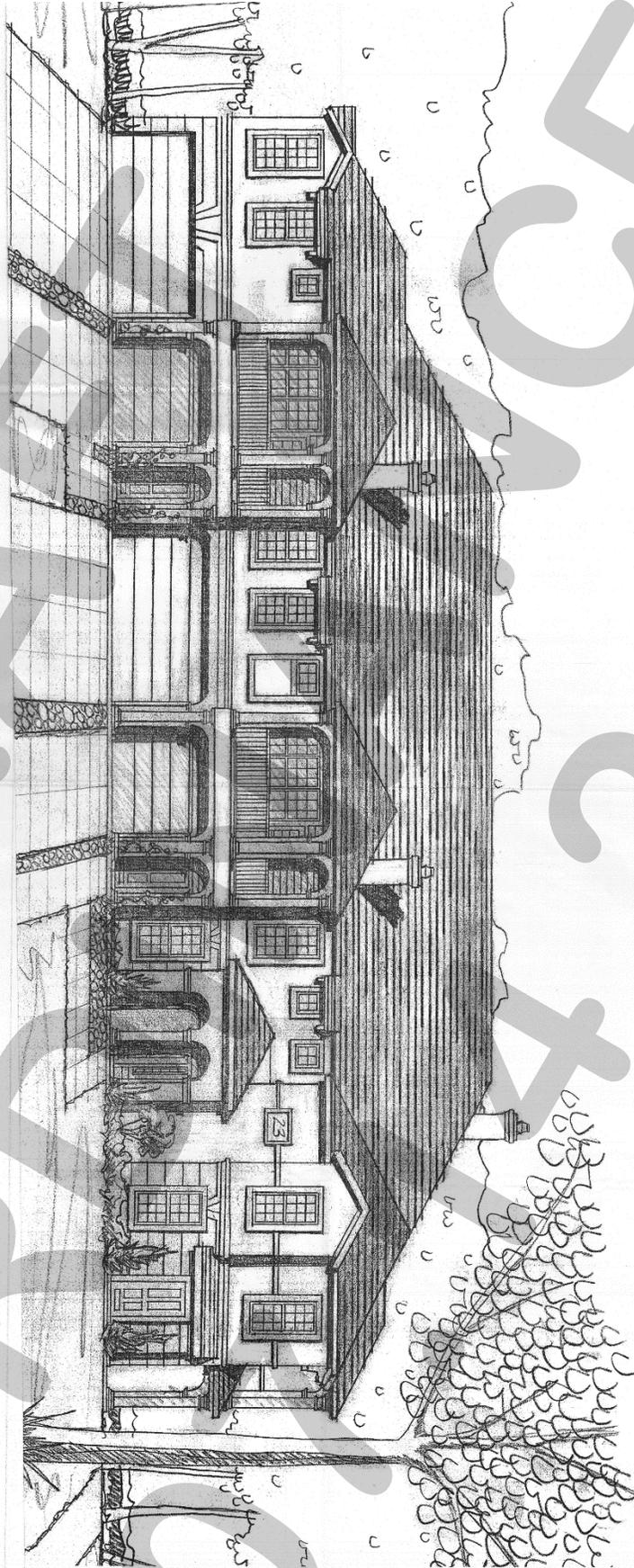


EXHIBIT 'G':
 Concept Plan and Elevations from Ordinance No. 12-13

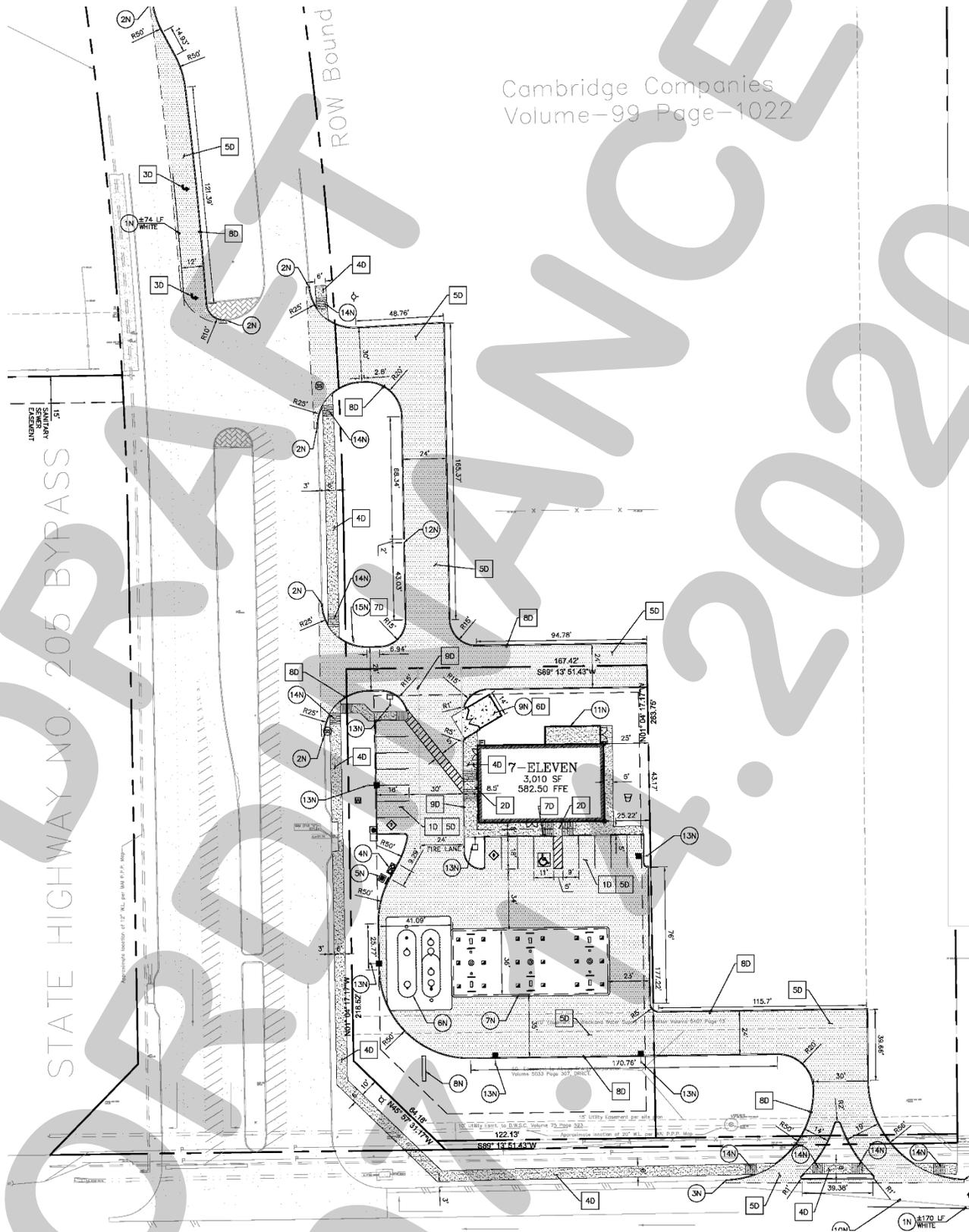
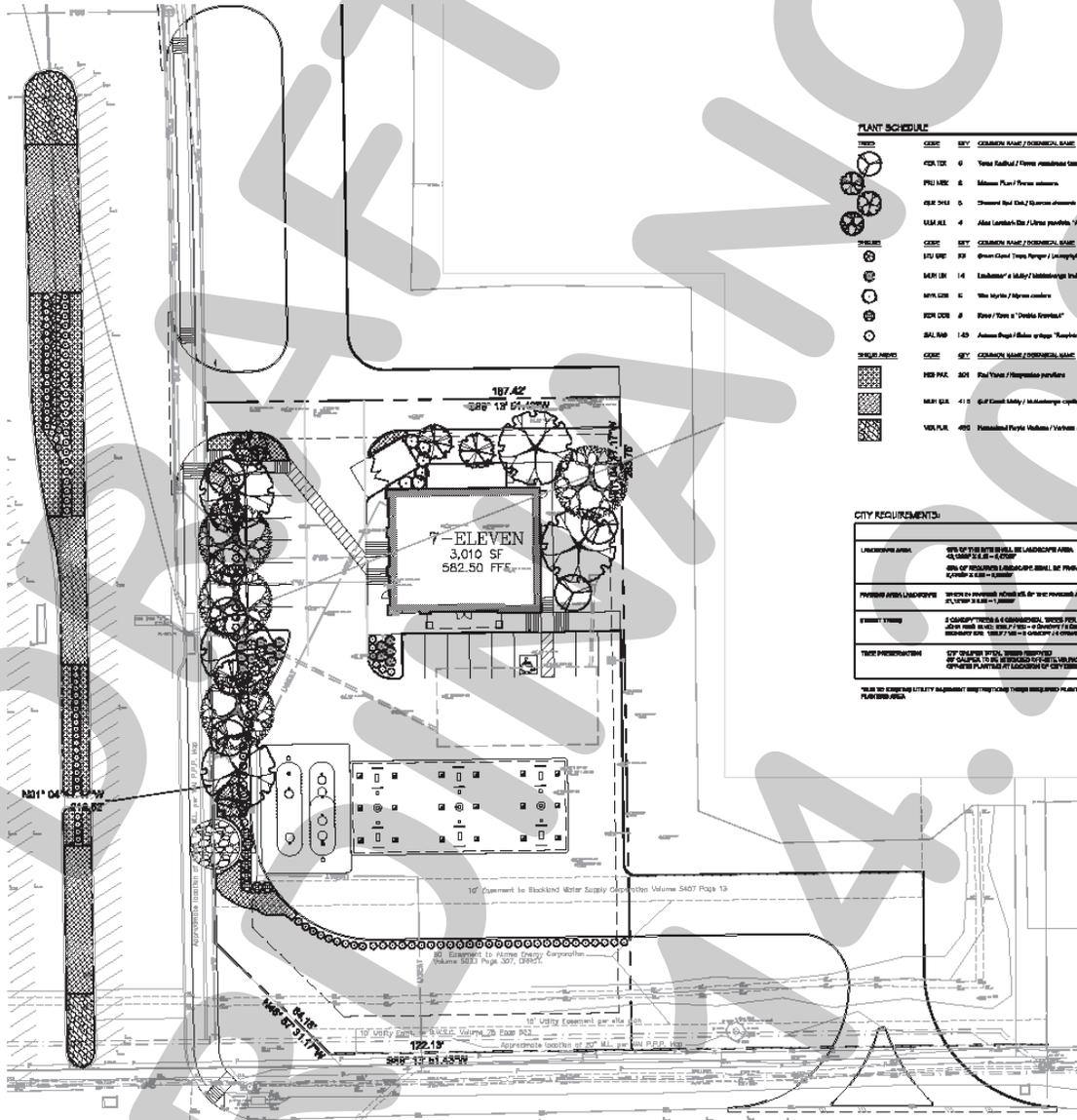


EXHIBIT 'G':
 Concept Plan and Elevations from Ordinance No. 12-13



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE	COL.	TRK.
	TRC 102	0	Yucca Tall/Full / Yucca rostrata	18 gal	1,2,3,4,5	8-10' H
	TRC 103	0	Mimosa Plant / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 104	5	Shrub Red Oak / Quercus coccinea	18 gal	1,2,3,4,5	8-10' H
	TRC 105	4	Shrub Lantana / Lantana camara	18 gal	1,2,3,4,5	8-10' H
	TRC 106	0	Shrub Coral Tree / Erythrina lysimachioides	18 gal	1,2,3,4,5	8-10' H
	TRC 107	14	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 108	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 109	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 110	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 111	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 112	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 113	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 114	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 115	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 116	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 117	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 118	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 119	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 120	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 121	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 122	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 123	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 124	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 125	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 126	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 127	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 128	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 129	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 130	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 131	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 132	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 133	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 134	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 135	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 136	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 137	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 138	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 139	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 140	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 141	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 142	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 143	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 144	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 145	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 146	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 147	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 148	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 149	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 150	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 151	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 152	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 153	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 154	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 155	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 156	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 157	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 158	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
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	TRC 160	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 161	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 162	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 163	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 164	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 165	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 166	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 167	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
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	TRC 169	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 170	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 171	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 172	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 173	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 174	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 175	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 176	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
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	TRC 180	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
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	TRC 188	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
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	TRC 196	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
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	TRC 198	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 199	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H
	TRC 200	0	Shrub Mimosa / Mimosa pudica	18 gal	1,2,3,4,5	8-10' H

CITY REQUIREMENTS:

REQUIREMENT	MIN.	PROV.
LANDSCAPE AREA	5% OF THE SITE SHALL BE LANDSCAPE AREA AS SHOWN ON THE PLAN	5.0% 10.0%
PERMANENT LANDSCAPE	5% OF THE PERMANENT LANDSCAPE SHALL BE PERMANENT LANDSCAPE AS SHOWN ON THE PLAN	5.0% 10.0%
STREET TREES	2 CANOPY TREES & 6 CANOPY TREES PER SIDE OF FRONTAGE AREA SHALL BE PROVIDED AT THE INTERSECTION OF THE STREET AND THE PROPERTY LINE	41% 51%
TREE PRESERVATION	10% OF THE TOTAL TREE CANOPY SHALL BE PRESERVED OR REPLANTED AT THE LOCATION OF THE INTERSECTION	10% 15%

EXHIBIT 'G':
 Concept Plan and Elevations from Ordinance No. 12-13



EXHIBIT 'G':
Concept Plan and Elevations from Ordinance No. 12-13



EXHIBIT 'H':
Office/Co-Working Space on Tract D3

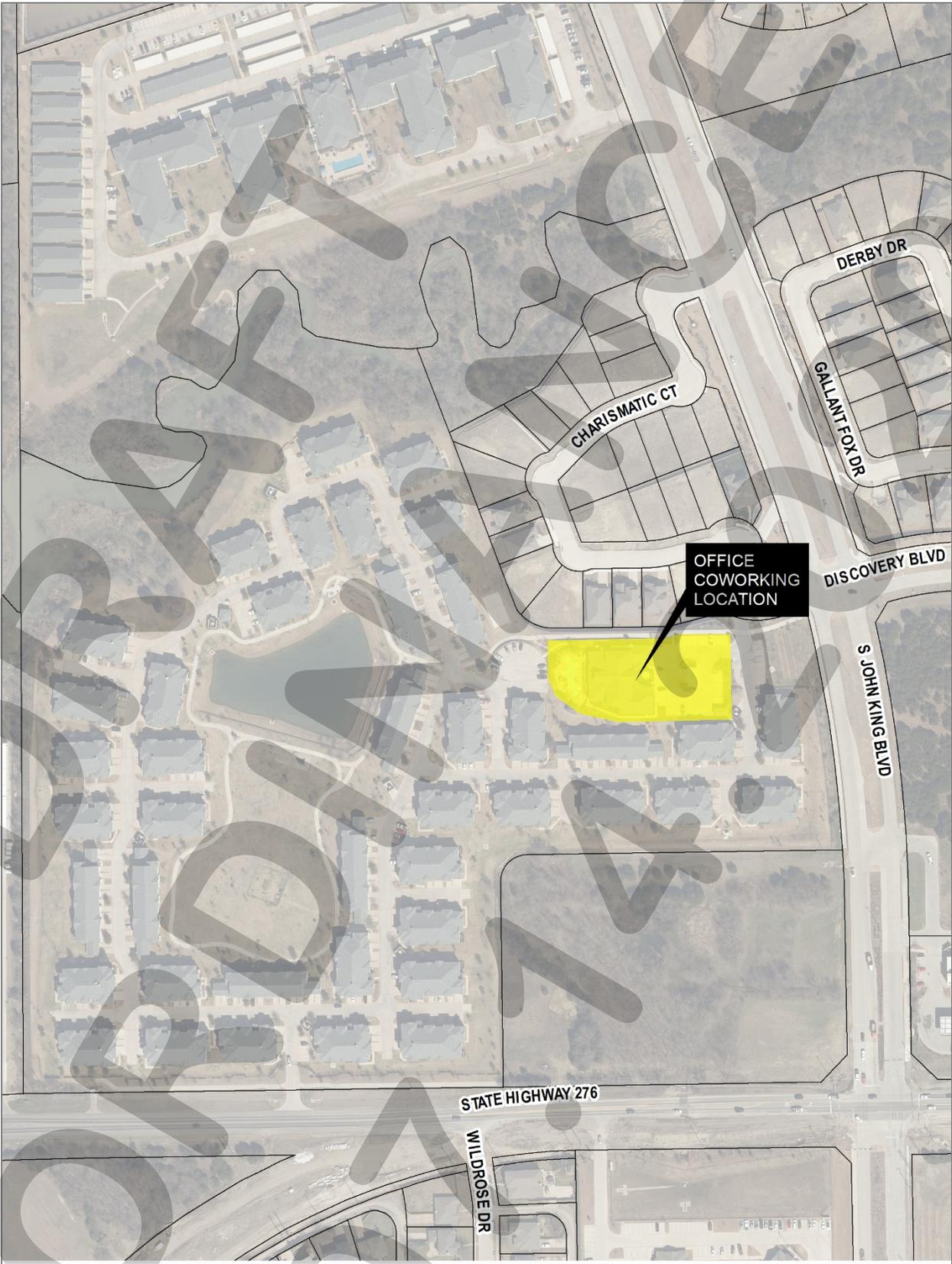


EXHIBIT 'H':
Office/Co-Working Space on Tract D3





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July 14, 2020
APPLICANT: Donald and Cathy Wallace
CASE NUMBER: Z2020-029; *Zoning Change from Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District at Wallace Lane and Horizon Road [FM-3097]*

SUMMARY

Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

BACKGROUND

The subject property is a two (2) acre portion of a larger 123.00-acre tract of land that is situated within the W.W. Ford Survey, Abstract No. 80. This property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and is commonly referred to as the *Wallace Tract*. The City Council approved *Ordinance No. 08-13*, annexing the subject property on February 18, 2008. At the time of annexation, the subject property was zoned as Agricultural (AG) District. No portion of the subject property has been rezoned since the property was annexed.

PURPOSE

On June 19, 2020, the applicants -- *Donald and Cathy Wallace* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [FM-3097]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this thoroughfare is the eastside of the Lake Rockwall Estates subdivision, which is zoned Planned Development District 75 (PD-75) [Ordinance No. 16-01] for Single-Family 7 (SF-7) District land uses. Adjacent to this property on the eastside of Lake Rockwall Estates is an 84.0-acre vacant tract of land being a portion of a larger 144.0-acre tract of land identified as Tract 3 of the J. R. Johnson Survey, Abstract No. 128. This property is zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [FM-3097], which is designated as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the City's corporate boundaries followed by the City of Heath. On the eastside, south of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are several residential land uses zoned Agricultural (AG) and Single-Family Estate 1.5 & 2.0 (SFE-1.5 & SFE-2.0) Districts. In addition, there are several office buildings zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses. These uses are a part of the Alliance Addition office park.

East: Directly east of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single-Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

West: Directly west of the subject property are several non-residential properties zoned Commercial (C) District. Beyond this is Ranch Trail Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the two (2) acre portion of subject property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for the purpose of constructing a single-family residential home on the two (2) acre lot. It should be noted that the applicant will be required to final plat the two (2) acre tract into a single buildable lot in order to construct the home.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure is required:

Water Improvements

The Water Distribution Master Plan indicates that a 12-inch waterline will be constructed in the front of these properties in the future. The applicant will be required to dedicate a 20-foot utility easement at the front property line at the time of platting in order to accommodate the installation of the water line.

Sewer Improvements

Since City sanitary sewer lines are greater than 100-feet from the subject property and the proposed lot will be greater than 1½-acre in size, the applicant will need to provide an On-Site Sewage Facility (OSSF) meeting the City of Rockwall and Rockwall County's standards.

Roadways

The Master Thoroughfare Plan contained in the Comprehensive Plan indicates H. Wallace Lane is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible dedicating any additional right-of-way (*i.e. as measured 30-feet from the centerline of the roadway*) necessary for this roadway at the time final plat.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.03, *Single-Family Estate 2.0 (SFE-2.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 2.0 (SFE-2.0) District is the proper zoning classification for rural, estate lots that are a minimum of two (2) acres in size ... (t)hese developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, this portion of the *Wallace Tract* (*i.e. 259.924-acres*) was annexed into the City in 2008 and is primarily agriculturally used land. Staff should note that the majority of the properties adjacent to H. Wallace Lane are zoned Agricultural (AG) District, with the exception of two (2) properties that were rezoned in the past creating four (4) single-family estate lots (*i.e. SFE-2.0 & SFE-1.5*). If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for the Single-Family Estate 2.0 (SF-2.0) District, which are summarized as follows:

<i>Development Standards</i>	<i>Single-Family Estate 2.0 (SF-2.0) District</i>
<i>Number of Dwelling Units/Lot</i>	<i>1.0</i>
<i>Number of Dwelling Units/Acre</i>	<i>1.0</i>
<i>Minimum Dwelling Unit</i>	<i>2,200 SF</i>
<i>Minimum Lot Area</i>	<i>87,120 SF</i>
<i>Minimum Lot Width</i>	<i>150-Feet</i>
<i>Minimum Lot Depth</i>	<i>250-Feet</i>

<i>Minimum Front Yard Setback</i>	<i>50-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>25-Feet</i>
<i>Between Buildings</i>	<i>10-Feet</i>
<i>Building Height</i>	<i>36-Feet</i>
<i>Maximum Lot Coverage</i>	<i>35%</i>
<i>Required Parking Spaces</i>	<i>2</i>

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is designated for Low Density Residential (LDR) land uses. The applicant’s request, to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District, is in conformance with the Low Density Residential (LDR) designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to “...(p)reserve the City’s current residential to non-residential land use ratio (i.e. 80% Residential; 20% Commercial) in order to maintain a balance mix of land uses for fiscal sustainability ...” [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential land uses to 24.10% non-residential land uses. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

NOTIFICATIONS

On July 2, 2020, staff notified eight (8) property owners and occupants within 500-feet of the subject property. There are no Homeowners Association’s (HOA’s)/Neighborhood Associations within 1,500-feet of the subject property participating in the HOA/Neighborhood Notification Program. At the time this report was written, staff had not received any notices regarding the applicant’s request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request to rezone the subject property from an *Agricultural (AG) District* to a *Single-Family Estate 2.0 (SFE 2.0) District*, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address ADJACENT TO 330 H. WALLACE LN. ROCKWALL, TX 75032

Subdivision WALLACE TRACT Lot Block

General Location HORIZON / WALLACE LN.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>AG/FARM</u>	Current Use	<u>AG/FARM</u>
Proposed Zoning	<u>RESIDENTIAL</u>	Proposed Use	<u>SINGLE FAMILY RES.</u>
Acreage	<u>2</u>	Lots [Current]	<u>1</u>
		Lots [Proposed]	<u>1</u>

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner DONALD & CATHY WALLACE Applicant

Contact Person CATHY WALLACE Contact Person

Address 330 H. WALLACE LN Address

City, State & Zip ROCKWALL, TX 75032 City, State & Zip

Phone 214-668-7752 Phone

E-Mail catlyn52@gmail.com E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CATHY WALLACE [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 260.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of JUNE, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 15th day of JUNE, 2020.

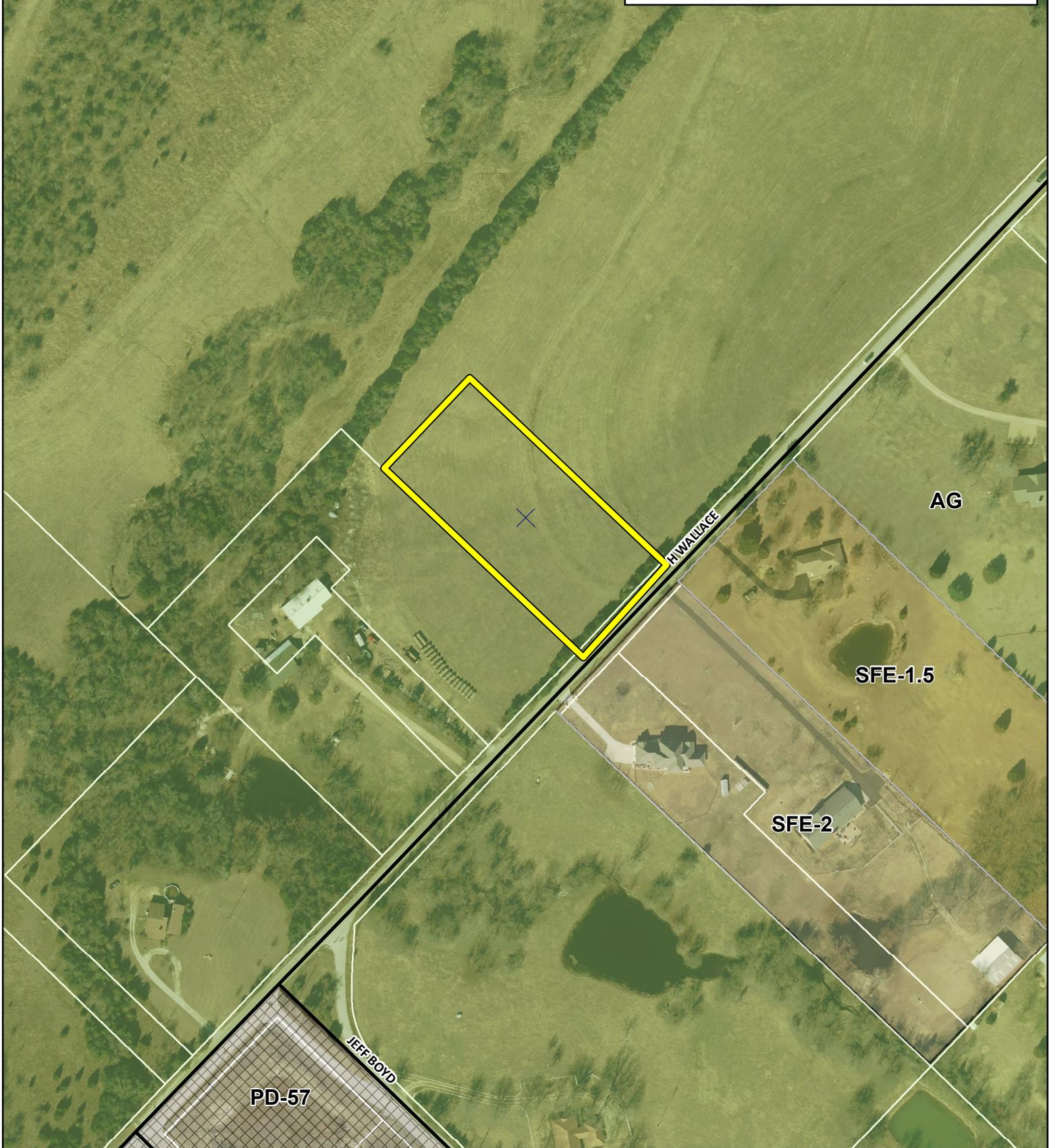
Owner's Signature Cathy Wallace

Notary Public in and for the State of Texas Misti A. Jones





Z2020-029- ZONING CHANGE (AG TO SFE 2.0)
ZONING - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

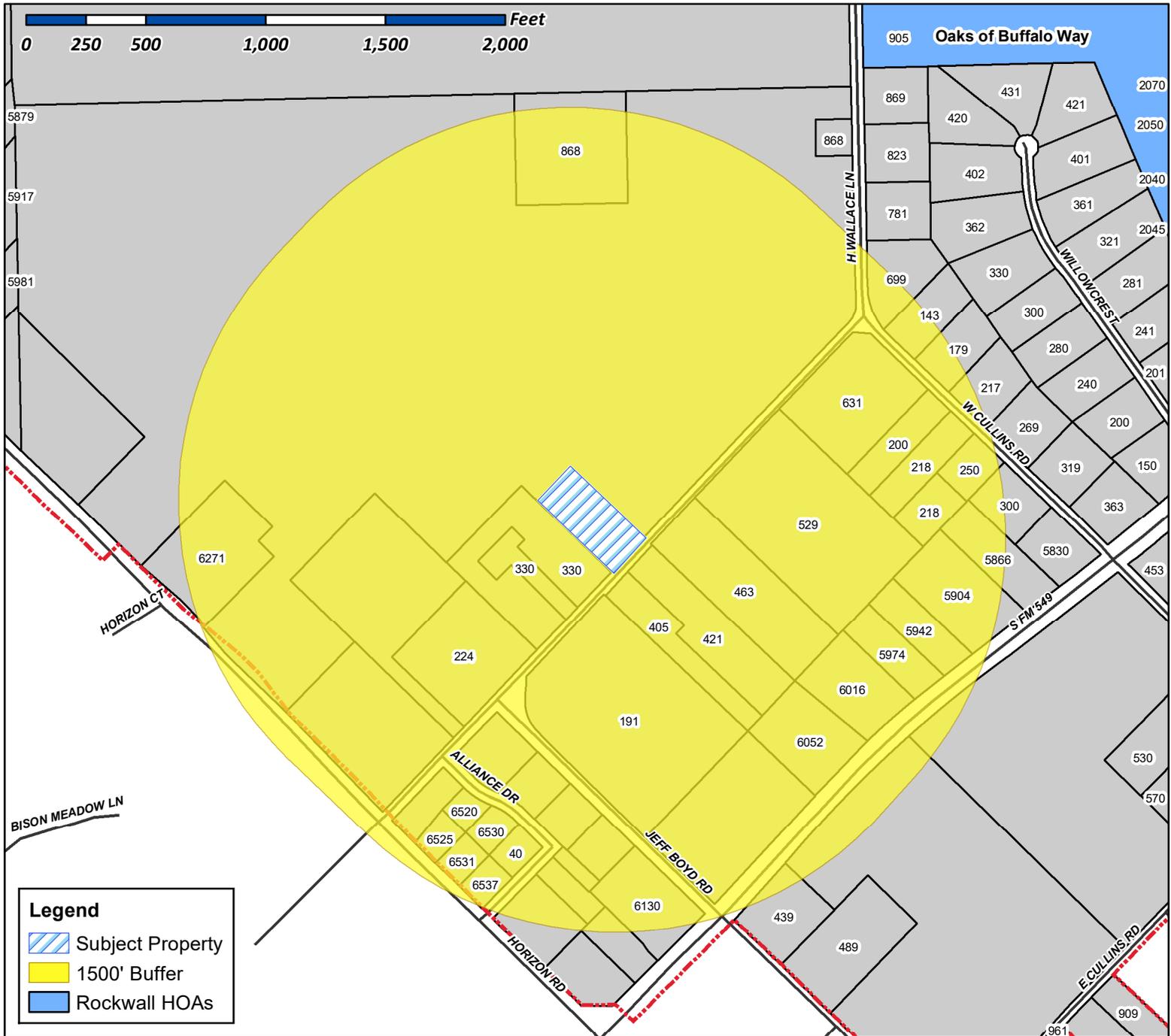




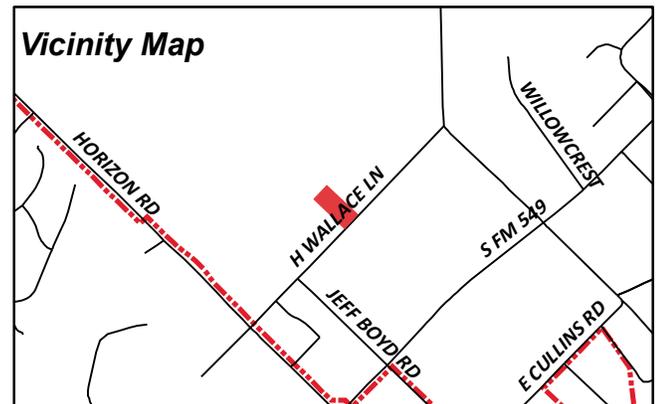
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Case Number: Z2020-029
Case Name: Zoning Change AG to SFE-2.0
Case Type: Zoning
Zoning: AG
Case Address: Wallace Property



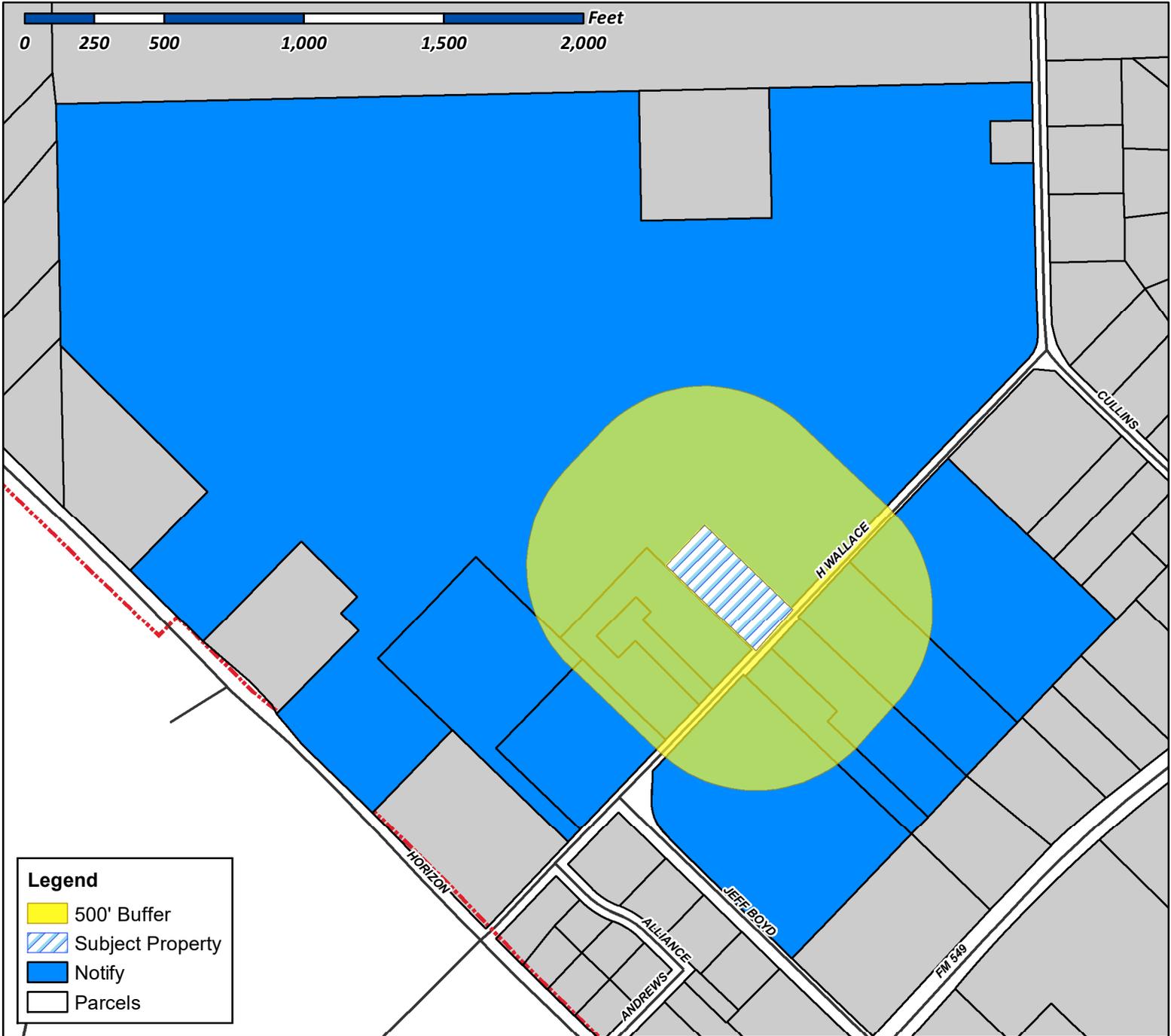
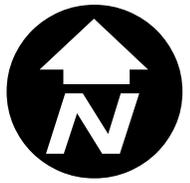
Date Created: 6/22/2020
For Questions on this Case Call (972) 771-7745



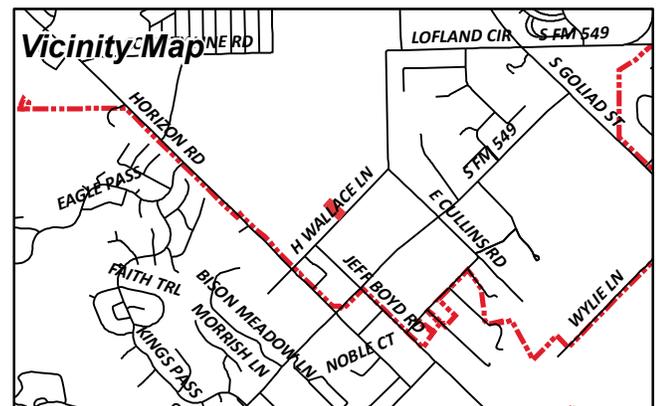
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Case Number: Z2020-021
Case Name: Zoning Change AG to SFE-2.0
Case Type: Zoning
Zoning: AG
Case Address: Wallace Property



Date Created: 6/22/2020
For Questions on this Case Call (972) 771-7745

HUNT JACKSON W JR
191 JEFF BOYD RD
ROCKWALL, TX 75032

MORTON MARGARET ANNE WALLACE
224 H WALLACE LN
ROCKWALL, TX 75032

WALLACE DONALD J
330 H WALLACE LN
ROCKWALL, TX 75032

KRECEK RICHARD L AND JANETTE C
405 H WALLACE LN
ROCKWALL, TX 75032

PALOMBA LISA
421 H WALLACE LN
ROCKWALL, TX 75032

WILCK PAUL J JR
463 H WALLACE LN
ROCKWALL, TX 75032

MCCOSH GORDON ETUX
529 H WALLACE LN
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2020-029: Zoning Change (AG to SFE 2.0) for the Wallace Tract

Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 20, 2020 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2020-029: Zoning Change (AG to SFE 2.0) for the Wallace Tract

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

6-15-20

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Tx. 75087

RE: Rezoning Request

To Whom it May Concern,

Please accept this letter as a request to rezone *two(2)* total acres of our property, directly adjacent to 330 H. Wallace Lane, Rockwall, Tx. 75032, from Agriculture/Farming, to Residential/Single-Family Housing. Once the property has been rezoned, it is our goal to sell/gift the property to our son and daughter so that they will be able to build a home on the property.

If you should have any questions or concerns, please do not hesitate to give me a call.

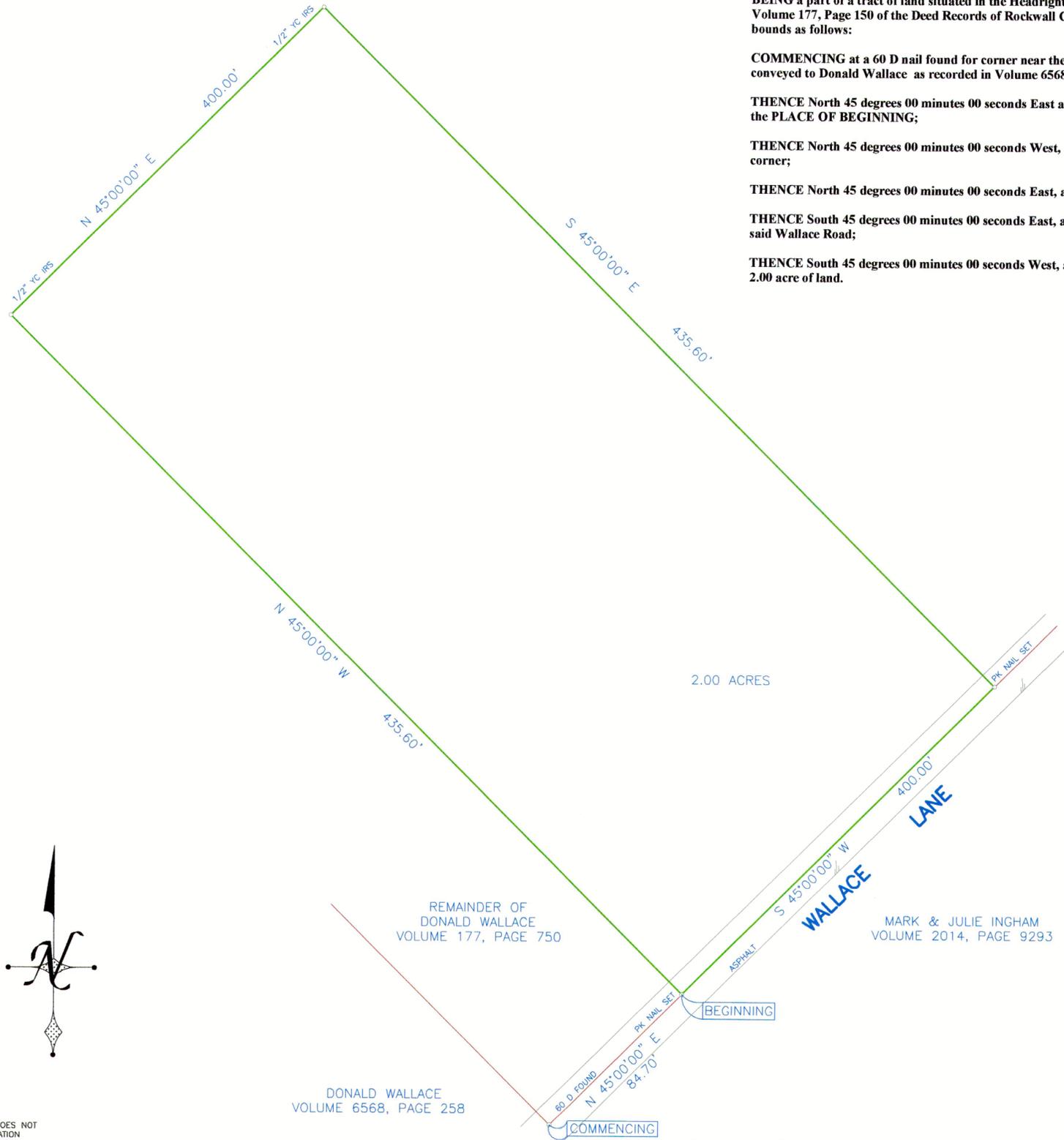
Thank you for your time and consideration ~

Regards,

A handwritten signature in cursive script that reads "Donald Wallace Cathy Wallace". The signature is written in black ink and is positioned above the printed name.

Donald & Cathy Wallace

REMAINDER OF
DONALD WALLACE
VOLUME 177, PAGE 750



STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a part of a tract of land situated in the Headright Survey of W.W. Ford conveyed to Donald Wallace as recorded in Volume 177, Page 150 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 60 D nail found for corner near the centerline of Wallace Lane, a being the Southeast corner of a tract conveyed to Donald Wallace as recorded in Volume 6568, Page 258 of the Deed Records of Rockwall County, Texas;

THENCE North 45 degrees 00 minutes 00 seconds East a distance of 84.70 feet to a PK nail set for corner and said point being the PLACE OF BEGINNING;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 435.60 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, a distance of 400.00 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 435.60 feet to a PK nail set for corner near the centerline of said Wallace Road;

THENCE South 45 degrees 00 minutes 00 seconds West, a distance of 400.00 feet to the PLACE OF BEGINNING and containing 2.00 acre of land.



REMAINDER OF
DONALD WALLACE
VOLUME 177, PAGE 750

DONALD WALLACE
VOLUME 6568, PAGE 258

MARK & JULIE INGHAM
VOLUME 2014, PAGE 9293

2.00 ACRES

RHODES
Surveying ©
WWW.RHODESURVEYING.COM

SURVEY PLAT

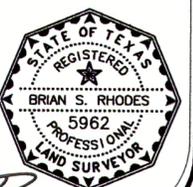
BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. WALLACE LANE, in the city of ROCKWALL, ROCKWALL COUNTY Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'
Date: 07/25/2014
G. F. No.: _____
Job no.: 83951-A
Drawn by: CW

P.O. BOX 175
FATE TEXAS 75132
PHONE 972-475-8940
FAX 972-475-9036



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

TITLE AND ABSTRACTING WORK FURNISHED BY DON WALLACE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DON WALLACE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY ESTATE 2.0 (SFE-2.0) DISTRICT FOR A TWO (2) ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 44-01 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Donald and Cathy Wallace for a change in zoning from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family Estate 2.0 (SF-2.0) District.

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 2.0 (SFE-2.0) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.03, *Single-Family Estate 2.0 (SFE-2.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein.

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF AUGUST, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

Exhibit 'A'
Legal Description

TATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a part of a tract of land situated in the Headright Survey of W.W. Ford conveyed to Donald Wallace as recorded in Volume 177, Page 150 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 60 D nail found for corner near the centerline of Wallace Lane, a being the Southeast corner of a tract conveyed to Donald Wallace as recorded in Volume 6568, Page 258 of the Deed Records of Rockwall County, Texas;

THENCE North 45 degrees 00 minutes 00 seconds East a distance of 84.70 feet to a PK nail set for corner and being the PLACE OF BEGINNING;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 435.60 feet to a ½ inch yellow-capped iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, a distance of 200.00 feet to a ½ inch yellow-capped iron rod set for corner;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 435.60 feet to a PK nail set for corner near the centerline of said Wallace Road;

THENCE South 45 degrees 00 minutes 00 seconds West, a distance of 200.00 feet to the PLACE OF BEGINNING and containing 2.00 acre of land.

Exhibit 'C'
Location Map & Legal Description

General Location: Northeast of the Intersection of H. Wallace Lane and Horizon Road [FM3097]
Legal Description: A Portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: July 14, 2020
APPLICANT: Greg Wallis; *Mershawn Architects*
CASE NUMBER: SP2020-010; *Site Plan for Ellis Center Medical Office Building*

SUMMARY

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Adat Estate of Vats Akhil and Deepti for the approval of a Site Plan for a *medical office building* on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on November 30, 1959 by *Ordinance No. 60-01*. At the time of annexation, the subject property was designated as an Agricultural (AG) District. According to the 1983 zoning map the subject property was still zoned Agricultural (AG) District as of May 16, 1983. On December 5, 1983 the City Council approved a zoning change [*Case No. PZ1983-035-01; Ordinance No. 83-61*] for the subject property changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On October 13, 1983, the Planning and Zoning Commission approved a site plan [*Case No. PZ1983-041-01*] for an office park -- *including the subject property* -- along Alpha Drive. Following this approval, a final plat [*Case No. PZ1984-014-01*] was filed on February 15, 1985 establishing the subject property as a portion of Lot 1, Block A, Ellis Centre Addition. On May 18, 1987, the City Council approved a replat [*Case No. PZ1987-037-01*] of Lot 1, Block A, Ellis Centre Addition establishing Lot 1R, Block A, Ellis Centre Addition. On January 7, 2019, the City Council again approved a replat [*Case No. P2018-046*] containing the subject property and establishing the current boundaries of the subject property (*i.e. Lot 6, Block A, Ellis Centre #2 Addition*).

PURPOSE

On June 19, 2020, the applicant -- *Greg Wallis of Mershawn Architects* -- submitted an application requesting approval of a site plan for the purpose of constructing a ~7,200 SF single-story, medical office building. The subject property is subject to the requirements and land uses stipulated for the Light Industrial (LI) District and the IH-30 Overlay (IH-30 OV) District as required by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1940 Alpha Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is a continuation of the Ellis Centre Addition, which is occupied with light industrial land uses and vacant a few vacant lots. Beyond this is a larger 71.022-acre vacant tract of land (*i.e. Tract 20-1 of the A. Hanna Survey, Abstract No. 99*). All of these properties are zoned Light Industrial (LI) District. Beyond this is Justin Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the continuation of the Ellis Centre Addition (*i.e. Lot 7, Block A, Ellis Centre #2 Addition*), which is occupied with a house of worship (*i.e. Community Life Church*). This property is zoned Light Industrial (LI) District. Beyond this is N. T. L. Townsend Drive, which is identified as a M4D (*i.e.*

major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a continuation of the Ellis Centre Addition, which is occupied with light industrial land uses. The majority of these properties were developed during the 1970's and 1980's. All of these properties are zoned Light Industrial (LI) District. Beyond this are the properties on the west side of Industrial Boulevard that are zoned Light Industrial (LI) District. Industrial Boulevard is identified as a M4U (i.e. minor collector, four [4] lane, roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 41.649-acre tract of land (i.e. Lot 1, Block 1, Herman Utley Middle School Addition) zoned Agricultural (AG) District. Adjacent to the subject property is Wilkerson-Sanders Memorial Stadium. Beyond this property is N. T. L. Townsend Drive, which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Office Building 5,000 SF or Greater* is a permitted *by-right* land use in a Light Industrial (LI) District. The subject property proposes two (2) points of ingress and egress along Alpha Drive, with the southern driveway being a shared access drive with the adjacent house of worship. With the exception of the variances being requested, the submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District and the IH-30 Overlay (IH-30 OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>12,500 SF</i>	<i>x=0.70-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>100-Feet</i>	<i>x=165-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>x=185-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>x>25-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>x>25-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>0-Feet + ½ H</i>	<i>x>19-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>x=28'2 ¾"; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>x=23.6%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x>90%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1:200=36</i>	<i>x=36; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20% each façade</i>	<i>x>20%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>x>19.5%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x<81%; In Conformance</i>

TREESCAPE PLAN

There are no existing trees located on the subject property; therefore, no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that the "*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed medical office building falls under the *Office Building 5,000 SF or Greater*, which is a permitted *by-right* land use in the Light Industrial (LI) District.

According to Subsection 05.02(B), *Screening from Residential*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ny non-residential...land use...that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot

centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency ... The canopy trees shall be placed on 20-foot centers." In this case, the applicant is providing a three (3) tiered screening system along the entire western property boundary that is adjacent to the Herman Utley Middle School; however, the RISD has an existing chain-link fence along this western property boundary. Based on the existing fence on the RISD's property the applicant is not proposing to incorporate an additional wrought iron fence. Staff made this suggestion to the applicant to prevent the possibility of creating a strip of land in between the two (2) fences that would be hard for either property owner to maintain. Staff should note that a similar approval was approved for the animal boarding facility at 1920 Alpha Drive with *Case No. SP2019-017*. With all this being said, the proposed landscape screening is a discretionary approval for the Planning and Zoning Commission upon a determination that the provided screening will achieve the intent of the screening ordinance. This has been included as a condition of approval in this case memo.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions and variances to the requirements of the IH-30 Overlay (IH-30 OV) District and the Unified Development Code (UDC):

(1) Articulation.

- (a) Primary Building Façades. According to Subsection 05.01(C)(1), *General Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), primary building façades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) times the wall's height without an architectural/entryway element. In this case, the proposed building does incorporate vertical projections and a pitched roof; however, the building does not meet the horizontal projection requirements for the rear or western facing façade, which is considered a primary building façade due to its adjacency to a residentially zoned property.

(2) Architectural Standards.

- (a) Four (4) Sided Architecture. According to Subsection 06.02(C)(5), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides of the building utilizing the same materials, detailing, articulation, and architectural features. In this case, the rear elevation (*i.e. west façade*) does not incorporate the same detailing and/or architectural features as found on the remainder of the building's façades.

(3) Screening from Residential.

- (a) Screening. According to Subsection 05.02(B), *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers ... (a)s an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*). As stated above, the applicant is proposing a three (3) tiered screening system, but is not proposing to incorporate a wrought iron fence due to the existing chain link fence on the adjacent property.

(4) Detention Pond.

- (a) Maximum Slope for Detention Ponds. According to the Engineering Department's *Standards of Design and Construction Manual*, "(d)etention ponds shall have a side slope 4:1 or flatter. No retaining walls are allowed in detention ponds." In this case, the applicant is requesting vertical retaining walls within the detention system. According to Section 3, *Storm Drainage Facilities*, of the *Standards of Design and Construction Manual*, "(a) variance to allow retaining walls in a detention easement will require approval by the Planning and Zoning Commission with

appeals being heard by the City Council." To off-set the variance, staff has included a condition of approval that the applicant be required to screen the detention system with a combination of trees and shrubs. This will require the applicant to revise the landscape plan prior to submitting civil plans.

According to Section 9, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), unless otherwise specified by the UDC "(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC)" or "a variance to any provision contained in *Subsection 06.02, General Overlay District Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In cases where variances or exceptions are being requested, the applicant shall provide compensatory measures that directly offset the requested exception or variance. In this case, the applicant has provided a letter explaining the exceptions and variances being requested and outlines the following compensatory measures:

- (1) Increased landscaping including additional accent trees and shrubs provided in the landscape buffers.
- (2) Increased masonry and stone percentages on the building.
- (3) Increased architectural elements with covered arched entries.
- (4) *(If Necessary)* increased landscaping around the proposed detention area screening the vertical walls.

Staff should note that the increased architectural elements indicated by the applicant as a compensatory measure are really just requirements of the overlay district and should not be counted as an off-set to the requested variances. With regard to the approval of these variances, the Planning and Zoning Commission is tasked with determining if the compensatory measures properly off-set or mitigate for the requested variances. This is a discretionary decision for the Planning and Zoning Commission that requires approval by a super majority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *IH-30 Corridor District* which is "...the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial." Additionally, the *Special Commercial Corridor (SC)* designation "...is intended to provide an area for commercial/retail...activity centers that are intended to support and serve the entire region."

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. In addition, the Comprehensive Plan states that "(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land." While the adjacent property (*i.e. Herman Utley Middle School*) is zoned Agricultural (AG) District -- *which is considered to be residential* - the property is developed with a non-residential land use (*i.e. a football stadium*). Regardless of the adjacency, the applicant is proposing to install a three (3) tiered landscape screening system in conjunction with an existing wrought-iron fence (*located on the adjacent property*) to accomplish the screening required by the Unified Development Code (UDC) and referenced by the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 30, 2020, the Architectural Review Board (ARB) reviewed the proposed site plan and approved a motion to recommend approval of the applicant's request by a vote of 3-0, with Board Members Miller, Wacker, Mitchell and Deckard absent. Additionally, the motion included a recommendation of approval for the variances relating to articulation and architectural standards detailed above.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for a site plan for a medical office building, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;
- (3) If vertical walls are proposed for the detention system through the civil engineering process, the applicant will be required to submit a revised landscaping plan showing screening of the detention pond. This will need to be approved by Planning and Zoning Department staff prior to full engineering acceptance; and,
- (4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING AND ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: LOT 1 BLOCK A

Subdivision: ELVIS CENTER ADDITION Lot 6 Block A

General Location: West side of Alpha Rd across from Beta Ct.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	<u>L1</u>	Current Use	<u>Vacant</u>
Proposed Zoning	<u>L1</u>	Proposed Use	<u>Medical office</u>
Acreage	<u>0.70</u>	Lots [Current]	<u>1</u>
		Lots [Proposed]	<u>1</u>

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	<u>Vats Akhil and Deepti</u>	<input checked="" type="checkbox"/> Applicant	<u>Mershawn Architects</u>
Contact Person	<u>Adar Estate LLC</u>	Contact Person	<u>Greg Wallis</u>
Address	<u>482 Arcadia Way</u>	Address	<u>1520 E I-30</u>
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	<u>Rockwall, TX 75087</u>
Phone		Phone	<u>817-235-9253</u>
E-Mail	<u>akhilvats@gmail.com</u>	E-Mail	<u>mershawncrch@gmail.com</u>

NOTARY VERIFICATION [REQUIRED]

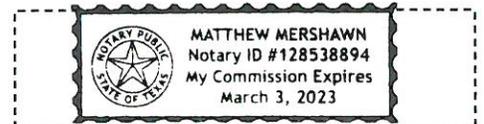
Before me, the undersigned authority, on this day personally appeared Ankit Parmar [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 270.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19th day of June, 2020.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

3-3-23

0 20 40 80 120 160 Feet

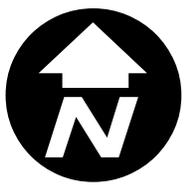
SP2020-010 - SITE PLAN FOR ELLIS CENTER MEDICAL OFFICE
SITE PLAN - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





City of Rockwall
Planning and Zoning Department
David Gonzales
Re: Ellis Center Medical Office

July 3, 2020

LETTER OF VARIANCE

We respectfully request a variance for the horizontal articulation on the rear (west) elevation for this project. We have provided compensatory measures As listed.

1. Increased landscaping with additional accent trees and shrubs, along with additional landscape space.
2. Increased masonry and stone percentages.
3. Increased architectural elements with covered arched entries.

Variance for the rod iron fence screening at the rear (west) property line, Due to an existing 6' chain link fence. This would result in a problem for Maintenance creating an area that could not be mowed or maintained properly. We are providing the shrubs, canopy trees and accent trees along this existing Fence to meet the three tiered design for screening. In addition, there is existing paving at the north and south ends of the property that will not allow for the required landscaping. These two areas leave a 2' strip at the property line that is not wide enough to facilitate landscape.

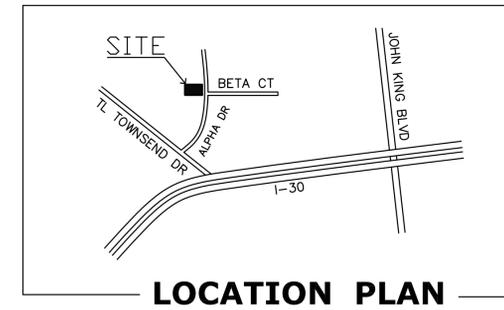
We also would like to include vertical wall detention with stone faces if this becomes necessary during the engineering design of this project. Landscaping requirements for this detention area have been exceeded to help facilitate this request.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: L I
2. PROPOSED USE: MEDICAL OFFICE
3. PROPERTY AREA (GROSS): 30,531 SF 0.70 AC
4. BUILDING AREA: 7,200 SF
5. BUILDING HEIGHT: ONE STORY - 28'-3"
6. LOT COVERAGE: 23.6% F.A.R. = 0.236:1
7. PARKING REQUIRED: 1 SPACE/200 = 36 SPACES REQUIRED
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
9. TOTAL PARKING PROVIDED: 36 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 24,558 SF
11. 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 2'-0" U.N.O.
ANY DISCREPANCIES BETWEEN THE PLAN &
THE CIVIL ENGINEER'S PLANS SHALL DEFER
TO THE CIVIL ENGINEERING.



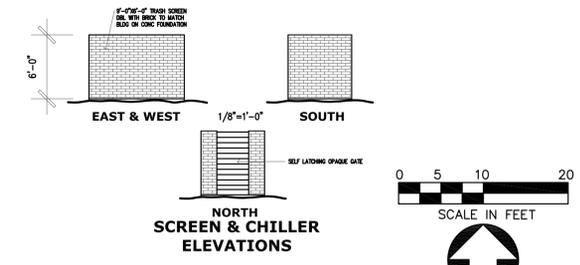
SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the _____ 2020.

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning

NOTE: DUMPSTER PAVING AND FIRE LANE PAVING SHALL BE MIN. 6" THICK, 3600 PSI CONCRETE 6.5 SACK MIX



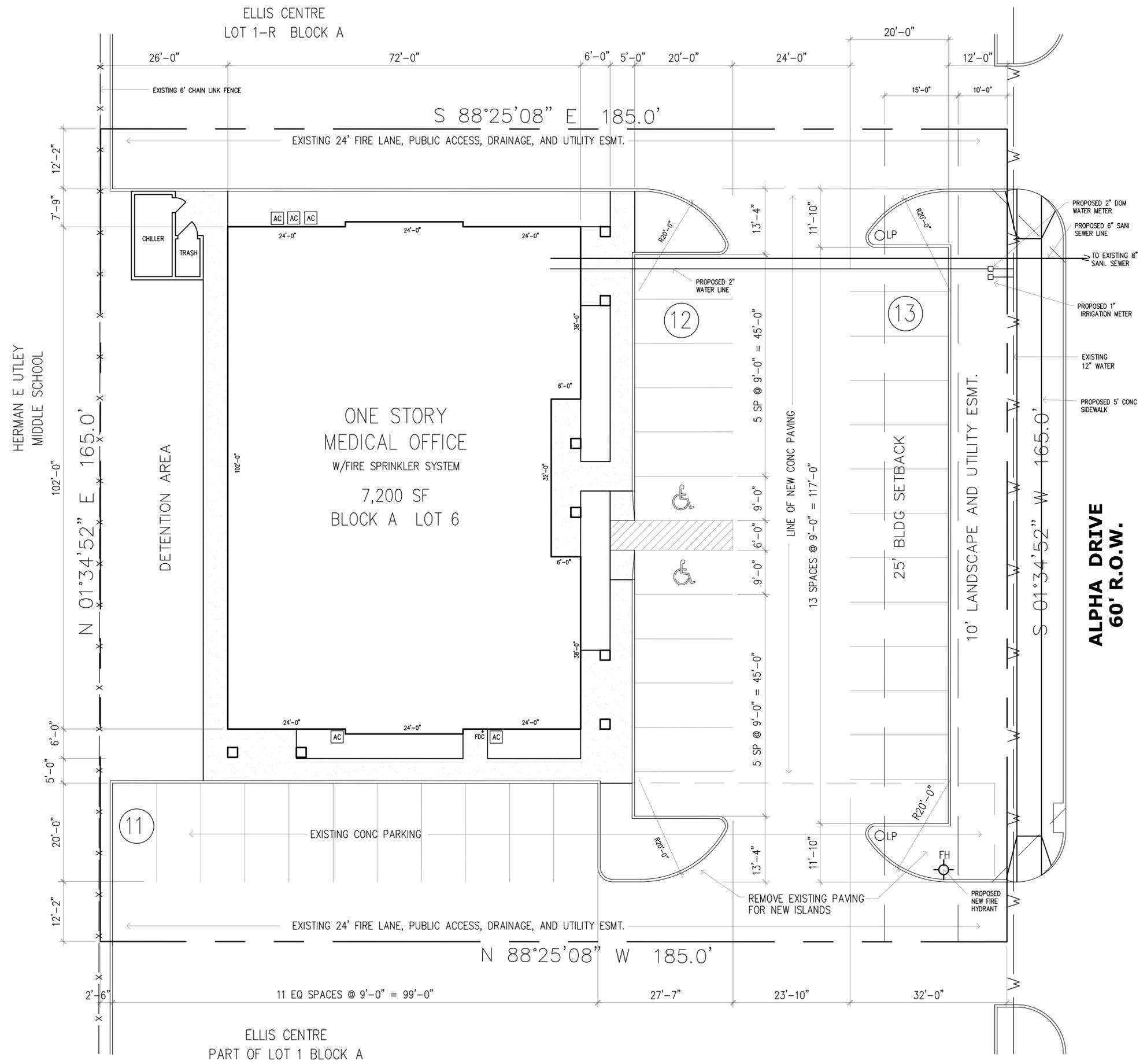
PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
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4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
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6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

ELLIS CENTRE INDUSTRIAL PARK
BEING A 0.70 AC. TRACT OF LAND SITUATED IN THE ELLIS CENTRE #2 INDUSTRIAL PARK LOT 6 BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
ADAT ESTATE LLC
555 BRIDLE WAY
ROCKWALL, TEXAS 75087
CASE #SP2020-010

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ALPHA DRIVE
60' R.O.W.

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	Revision	By

ELLIS CENTRE MEDICAL OFFICE
ROCKWALL, TEXAS

SITE PLAN

Scale: 1" = 10'-0"

Date: 6/17/2020

Project No.: 200404

Designed: GW

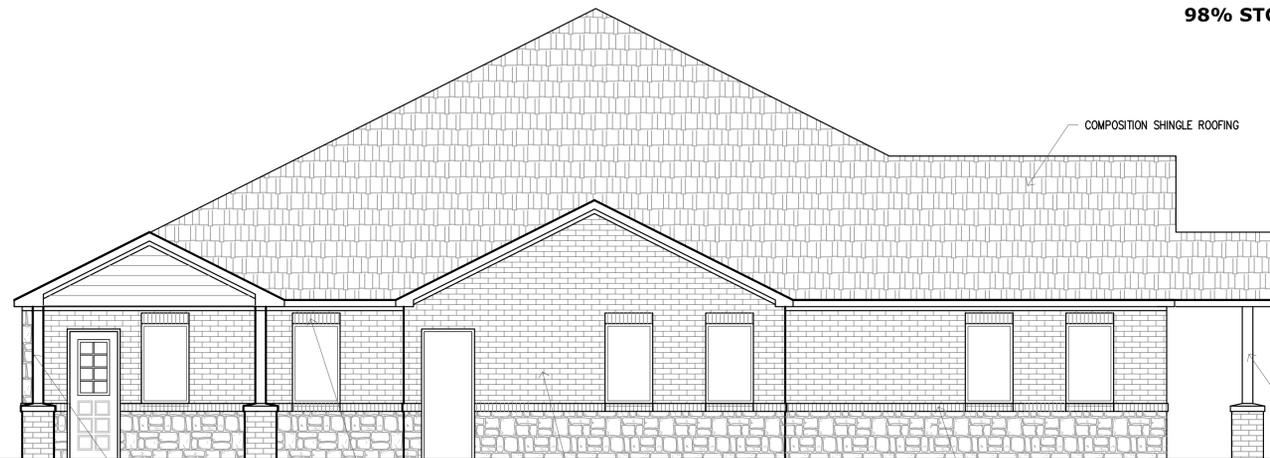
Drawn: GW

Checked: WM

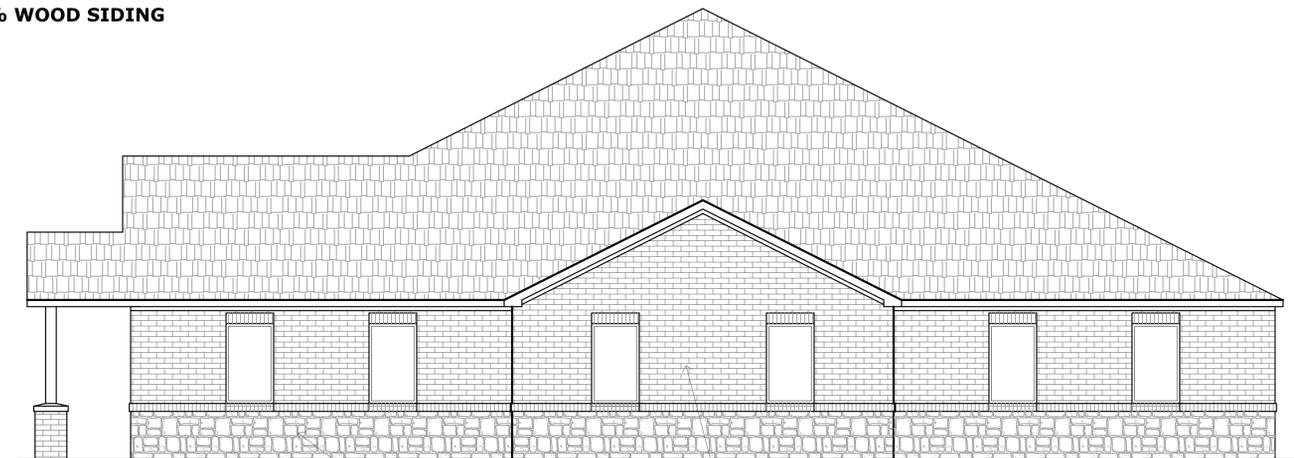
SHEET **A1** OF



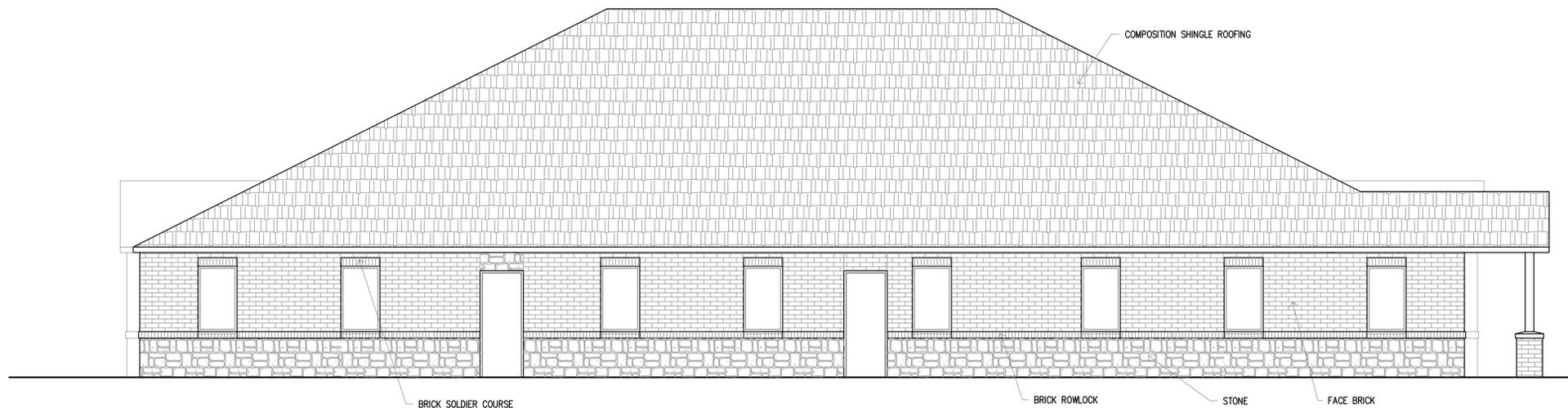
EAST ELEVATION
98% STONE 2% WOOD SIDING



SOUTH ELEVATION
30% STONE 4% WOOD SIDING 66% BRICK



NORTH ELEVATION
31% STONE 69% BRICK



WEST ELEVATION
35% STONE 65% BRICK

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the _____, 2020.

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PRICING & CONSTRUCTION
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OWNER
ADAT ESTATE LLC
488 ARCADIA WAY
ROCKWALL, TEXAS 75087
CASE #SP2020-010

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	Revision	By

ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"

Date: 6/17/2020

Project No.: 200404

Designed: GW

Drawn: GW

Checked: WM

SHEET
A2 OF









CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

	REQUIRED	PROVIDED
1. STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	3	5
2. LANDSCAPE BUFFER	10'	10'
3. SCREENING OF OFF STREET PARKING	NO	NO
4. TOTAL LANDSCAPE AREA 15% REQUIRED	4,580 SF	5,973 SF
5. 4 TREES REQUIRED AT REAR OF PROPERTY	4	4

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

- ZONING: L I
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- PROPERTY AREA (GROSS): 30,531 SF 0.70 AC
- BUILDING AREA: 7,200 SF
- BUILDING HEIGHT: ONE STORY - 28'-3"
- LOT COVERAGE: 23.6% F.A.R. = 0.236:1
- PARKING REQUIRED: 1 SPACE/200 = 36 SPACES REQUIRED
- HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
- TOTAL PARKING PROVIDED: 36 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 24,558 SF
- 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

THERE IS NO MITIGATION FOR THIS PROPERTY

- LIVE OAKS (15)
INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (17)
MIN 4' TALL
- INDIAN HAWTHORNE (90)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 30" TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (126)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

NO PARKING SPACE SHALL BE MORE THAN 80' FROM A CANOPY TREE

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE SODDED, BERMUUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

ALL R.O.W. SHALL BE SODDED

HERMAN E UTLEY
MIDDLE SCHOOL

N 01°34'52" E 165.0'

ONE STORY
MEDICAL OFFICE
W/FIRE SPRINKLER SYSTEM
7,200 SF
BLOCK A LOT 6

ALPHA DRIVE
60' R.O.W.

N 88°25'08" W 185.0'

S 88°25'08" E 185.0'



PRICING & CONSTRUCTION
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ELLIS CENTRE
INDUSTRIAL PARK
BEING A 0.70 AC. TRACT OF LAND SITUATED
IN THE ELLIS CENTRE #2 INDUSTRIAL PARK
LOT 6 BLOCK A IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
ADAT ESTATE LLC
852 BRIDGEMAN WAY
ROCKWALL, TEXAS 75087

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CASE #SP2020-010

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the 11th day of February, 2020.

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

No.	Date	Revision	By

ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 10'-0"

Date: 6/17/2020

Project No.: 200404

Designed: GW

Drawn: GW

Checked: WM

SHEET
L1 OF
1

Luminaire Schedule									
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor	
LP	LP	2	LITHONIA_DSX1 LED P5 40K TFTM VOLTAGE MOUNTING HS FINISH	12359	138	1.000	0.808	1.000	
WP	WP	5	LITHONI_WDGE1 LED P2 40K 80CRI VF VOLTAGE MOUNTING FINISH	1979	15.0178	1.000	0.808	1.000	

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.29	4.1	0.0	N.A.
PARKING LOT & DRIVEWAY		Fc	1.45	3.7	0.0	N.A.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

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HERMAN E UTLEY
MIDDLE SCHOOL

N 01°34'52" E 165.0'

DETENTION AREA

ONE STORY
MEDICAL OFFICE
W/FIRE SPRINKLER SYSTEM
7,200 SF
BLOCK A LOT 6

25' BLDG SETBACK

30' LANDSCAPE AND UTILITY ESMT.

S 01°34'52" W 165.0'

ALPHA DRIVE
60' R.O.W.

SITE PLAN SIGNATURE BLOCK

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LOT 6 BLOCK A IN THE CITY OF ROCKWALL,
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OWNER
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CASE #SP2020-010

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INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	Revision	By

ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS

PHOTOMETRIC PLAN

Scale:	1" = 10'-0"
Date:	6/17/2020
Project No.:	200404
Designed:	GW
Drawn:	GW
Checked:	MM
SHEET	OF
AP1	1



WEDGE1 LED

Architectural Wall Sconce



Catalog Number

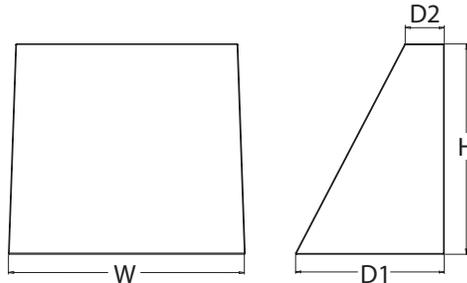
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WEDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WEDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K ¹ 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)

Options	Finish
E4WH ³ Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
	DDBTXD Textured dark bronze
	DBLTXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U	WEDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WEDGE1 Premium surface-mounted back box (specify finish)
WSBBW DDBXD U	Surface - mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WEDGE1 LED
 Rev. 04/15/20

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

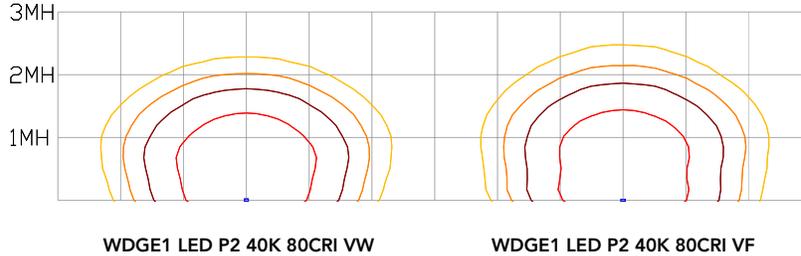
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



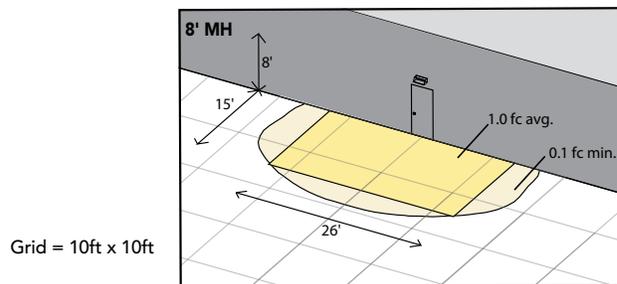
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

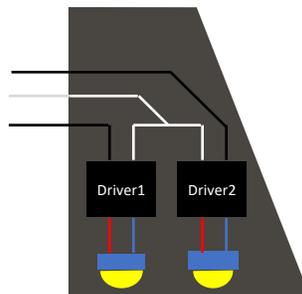


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Premium Back Box

D = 1.75"

H = 8"

W = 9"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



D-Series Size 1 LED Area Luminaire

d#series

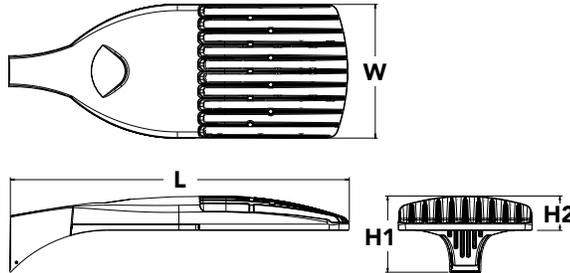


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED		Color temperature		Distribution		Voltage	Mounting	
Series	LEDs	Color temperature		Distribution		Voltage	Mounting	
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹	30K 3000 K	40K 4000 K	50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short ² T5S Type V short ² T5M Type V medium ² T5W Type V wide ² BLC Backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT ⁴ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁵ 480 ⁵	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket ² SPUMBA Square pole universal mounting adaptor ⁶ RPUMBA Round pole universal mounting adaptor ⁶ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷
Control options						Other options	Finish (required)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ⁸ PIRHN Network, high/low motion/ambient sensor ⁹ PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁰ PER5 Five-pin receptacle only (controls ordered separate) ^{10,11} PER7 Seven-pin receptacle only (controls ordered separate) ^{10,11} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹³ DS Dual switching ^{13,14,15}						PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{16,17} PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{16,17} PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{16,17} PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{16,17} FAO Field adjustable output ¹⁵	Shipped installed HS House-side shield ¹⁸ SF Single fuse (120, 277, 347V) ⁵ DF Double fuse (208, 240, 480V) ⁵ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird spikes ¹⁹ EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁰
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁰
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
DSHORT SBK U	Shorting cap ²⁰
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ¹⁸
DSX1HS 40C U	House-side shield for P6 and P7 ¹⁸
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁸
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷
DSX1EGS (FINISH) U	External glare shield

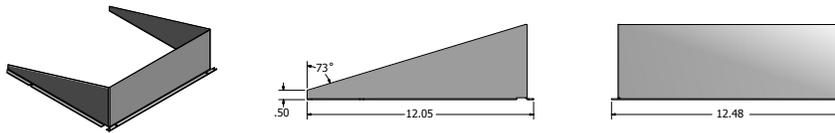
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAR2. For more information on Light Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
- Reference Motion Sensor table on page 4.
- Reference controls options table on page 4 to see functionality.
- Not available with other dimming controls options
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

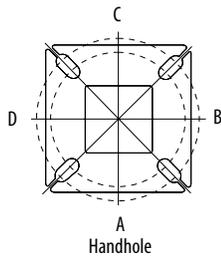
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION

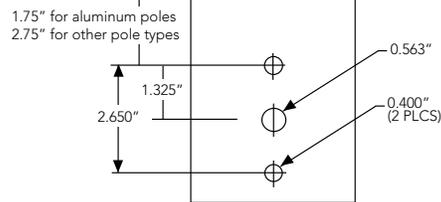


Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Template #8

Top of Pole



Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RUPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

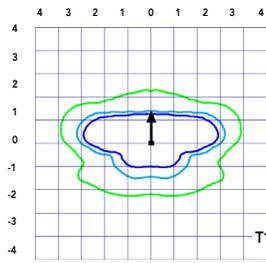
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

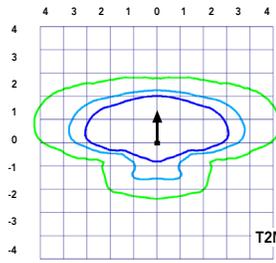
Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

LEGEND

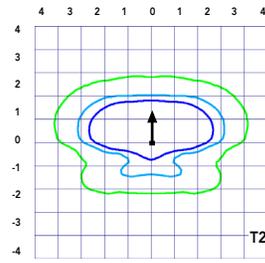
- 0.1 fc
- 0.5 fc
- 1.0 fc



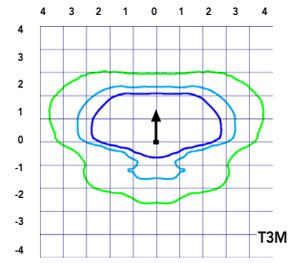
Test No. LT.L23211 tested in accordance with IESNA LM-79-08.



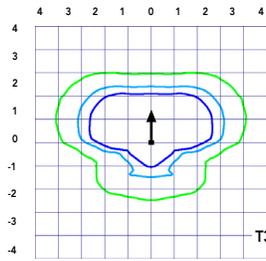
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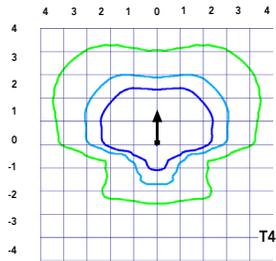
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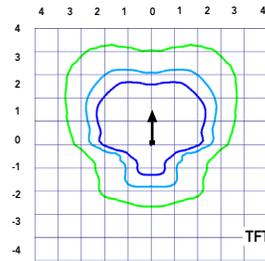
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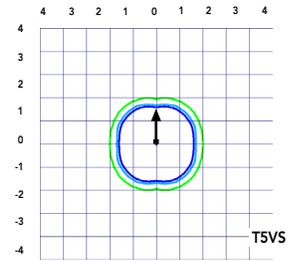
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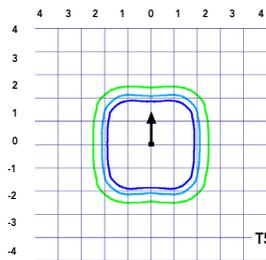
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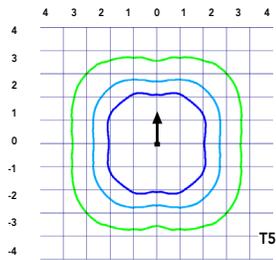
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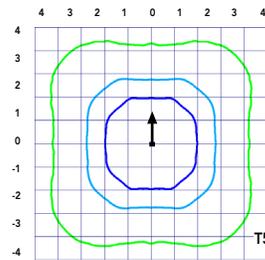
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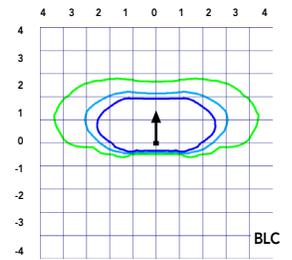
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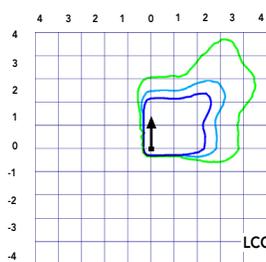
Test No. LT.L23164B tested in accordance with IESNA LM-79-08.



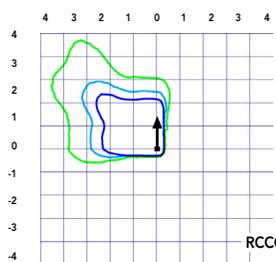
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Test No. LT.L23271 tested in accordance with IESNA LM-79-08.



Test No. LT.L23211 tested in accordance with IESNA LM-79-08.



Test No. LT.L23164B tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				T5S	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				T5M	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				T5S	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				T5M	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71



Performance Data

Lumen Output

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Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				TSW	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				TSW	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				T5S	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				T5S	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				T5S	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				T5M	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found here.

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: July 14, 2020
SUBJECT: SP2020-011; *Amended Site Plan for Channell Commercial Corporation*

On July 8, 2014, the Planning and Zoning Commission approved a site plan (*i.e. Case No. SP2014-011*) for Channell Commercial Corporation, which is located at the northwest corner of the intersection of John King Boulevard and Justin Road and is zoned Light Industrial (LI) District. Included with this request were variances to the parking, building materials, articulation, lighting, and landscaping requirements all of which were approved by the City Council on July 21, 2014. More recently -- on December 10, 2019 --, the Planning and Zoning Commission approved an amended site plan (*i.e. Case No. SP2019-045*) that was intended to: [1] establish the necessary screening for the outside storage areas on the north side of the building, [2] realign the western drive aisle, and [3] layout additional parking areas. Included on the amended site plan was an area identified as Phase 2, which was shaded with a note denoting that this would be a future submittal. In accordance with the amended site plan, the applicant has submitted an additional amended site plan showing a detailed landscape plan and layout for this area of the subject property. Specifically, the plan shows the limits of the outside storage areas located adjacent to the western property line.

According to the plan, these areas will be screened using an eight (8) foot concrete wall that will be located adjacent to Justin Road and Industrial Boulevard. The wall will be situated approximately ten (10) feet off the property line, and incorporate shrub screening along the entire length of the wall in the ten (10) foot landscape buffer. According to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission ... [t]he Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

- (1) Location. Properties adjacent to IH-30, John King Boulevard, and SH-205 shall be prohibited from having a front yard fence.
- (2) Wrought Iron or Decorative Metal. Wrought iron or decorative metal fences ... shall not exceed eight (8) feet in height.
- (3) Vinyl Coated Chain-Link. In the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) District a vinyl coated chain-link fence may be established in the front yard pending that it [1] is situated a minimum of ten (10) feet off of the front property line, and [2] three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) is established in front of the proposed front yard fence along the entire length of the front property line.
- (4) Opaque Fences. Opaque fences are prohibited in the front yard of non-residential properties.

In addition, Subsection 01.05(E), *Outside Storage*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) states that, "(o)utside storage of materials or vehicles shall be screened from all public streets ... (t)he screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*)..." In this case, the applicant is requesting a smooth finished, concrete wall that will match the building. The applicant has stated that the purpose of this exception request is to match the existing and establish aesthetic of the property, and to provide more sufficient screening of the proposed storage area. Based on the applicant's plans the proposed screening wall does not appear to create an issue with the adjacent properties or impair visibility on Justin Road; however, the approval of this exception request is a discretionary decision for the Planning and Zoning Commission.

On the north side of the outside storage area (*i.e. the area adjacent to Graham Packaging PET Technologies, Inc.*) the applicant is proposing to utilize 25 x 100-gallon, Nellie R. Stevens and a black vinyl chain-link fence to screen the area. Subsection 05.02(A), *Loading Docks and Outside Storage Areas*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) allows the Planning and Zoning Commission to consider alternative screening that meets one (1) of the following standards: [1] a wrought iron fence and three (3) tiered screening (*i.e. Canopy Trees, Accent Trees and/or Large Shrubs, and Shrubs*) or [2] a wrought iron fence and two (2) rows of staggered mature evergreen trees and one (1) row of canopy trees. In this case, the applicant is screening the outside storage area from the view of Industrial Boulevard and the adjacent light industrial property. While the proposed screening is not exactly what is called for by the Unified Development Code (UDC), it does appear that it will be sufficient to screen the storage areas; however, this is a discretionary decision for the Planning and Zoning Commission.

Also depicted on the plan is the location of a new drive approach along Industrial Boulevard. This drive approach will be a gated entry and lead to a fire lane connecting to the existing fire lane that is already internal to the site. According to the Engineering Department's *Standards of Design and Construction* the minimum driveway spacing for a driveway approach on an arterial or collector is 200-feet from an intersection and 100-feet to another drive approach. In this case, the proposed drive approach is 96-feet away from the driveway from Graham Packaging and ~111-feet away from the intersection of Industrial Boulevard and Justin Road. Staff should point out that this will be a limited access point due to the proposed gate; however, the approval of this exception is discretionary to the Planning and Zoning Commission. It should also be noted that the gate will be required to be setback from the public right-of-way a minimum of 20-feet to allow off-street cueing of one (1) vehicle. This has been added to the conditions of approval.

According to Subsection 9.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions of the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case, the majority of the applicant's exception requests are to maintain the general aesthetic already established on the site; however, the three (3) exceptions (*i.e. driveway spacing, screening standards, and front yard fence*) are all discretionary decisions for the Planning and Zoning Commission. Staff should note that a three-quarters majority vote is required to approve any exception request.

If the Planning and Zoning Commission chooses to approve the applicant's exception requests with the amended site plan, staff would offer the following conditions of approval:

- (1) The applicant shall apply for all the necessary building permits for the proposed screening fence.
- (2) The *Future Building* depicted on the amended site plan will require a separate site plan submittal and approval.
- (3) A *Photometric Plan* showing conformance to the City's standards will be required to be submitted with the building permit for the screening fence.
- (4) A wrought iron gate shall be used in lieu of a solid screening fence.
- (5) The proposed gate will need to be a minimum of 20-feet back from the public right-of-way to allow off-street cueing of one (1) vehicle.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) ¹
- Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- Final Plat (\$300.00 + \$20.00 Acre) ¹
- Replat (\$300.00 + \$20.00 Acre) ¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) ¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) ¹
- Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1700 Justin Road

Subdivision Channel1 Subdivision Lot 2R Block A

General Location NE corner of Justin Road and Industrial Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial Current Use Light Industrial

Proposed Zoning No Change Proposed Use Office / Warehouse / Storage

Acreage 18.762 AC Lots [Current] 1 Lots [Proposed] 1 - no change

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> Owner Channel1 Commercial Corp.	<input checked="" type="checkbox"/> Applicant Mark Pross - Pross Design Group Inc.
Contact Person Ed Burke	Contact Person Mark Pross
Address 1700 Justin Road	Address 5310 Harvest Hill Road, Suite 180
City, State & Zip Rockwall, TX 75087	City, State & Zip Dallas, TX 75230
Phone 951-587-7884	Phone 972-759-1400
E-Mail eburke@channel1.com	E-Mail mpross@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

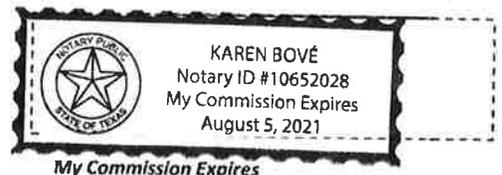
Before me, the undersigned authority, on this day personally appeared Mark W. Pross [Owner] the undersigned, who stated the information on this application to be true and certified the following:

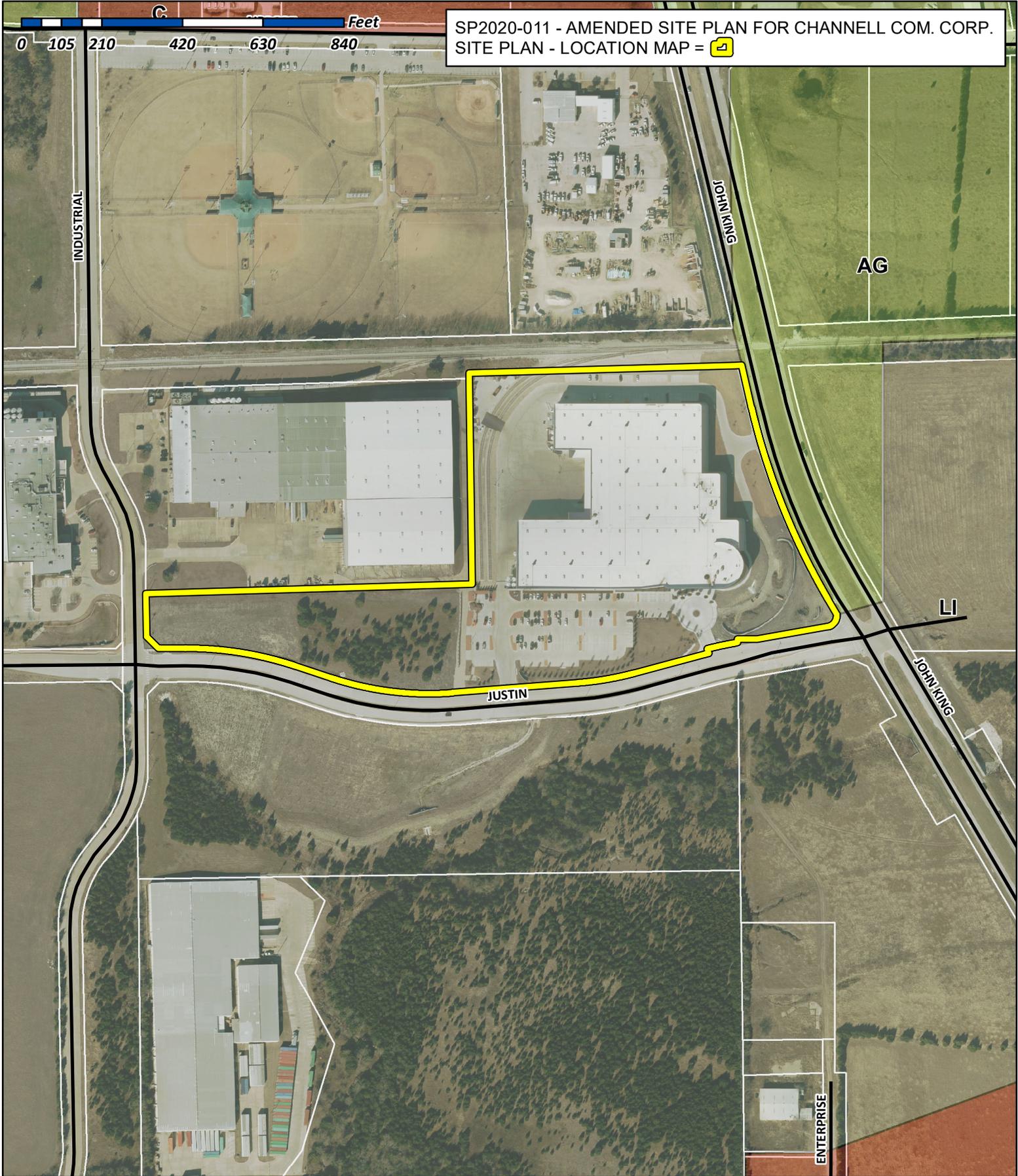
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19th day of June, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19th day of June, 20 20.

Owner's Signature

Notary Public in and for the State of Texas





SP2020-011 - AMENDED SITE PLAN FOR CHANNELL COM. CORP.
 SITE PLAN - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

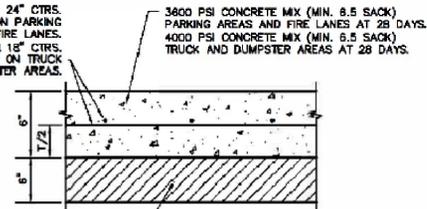
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



VARIANCE REQUESTS

1. REQUEST VARIANCE TO ALLOW DRIVEWAY SPACING AS SHOWN
2. REQUEST LANDSCAPE VARIANCE AS INDICATED ON LANDSCAPE DRAWING
3. SCREEN WALL ON JUSTIN ROAD TO BE CONCRETE IN LIEU OF ROCK OR STONE FACE

NO. 3 BARS ON 24" CTRS. BOTH WAYS ON PARKING AREAS AND FIRE LANES.
NO. 3 BARS ON 18" CTRS. BOTH WAYS ON TRUCK AND DUMPSTER AREAS.



SCARIFY AND COMPACT SUBGRADE BETWEEN 95% AND 98% MAX. DRY DENSITY (STD. PROCTOR USING SHEEP'S FOOT ROLLER) AT A MOISTURE CONTENT BETWEEN +2% AND +3% ABOVE OPTIMUM.

- T = 5' PARKING AREAS
- T = 6' FIRE LANES
- T = 7' TRUCK AREAS
- T = 8' DUMPSTER AREAS

NOTE: REFER TO GEOTECH REPORT FOR FURTHER INFORMATION.

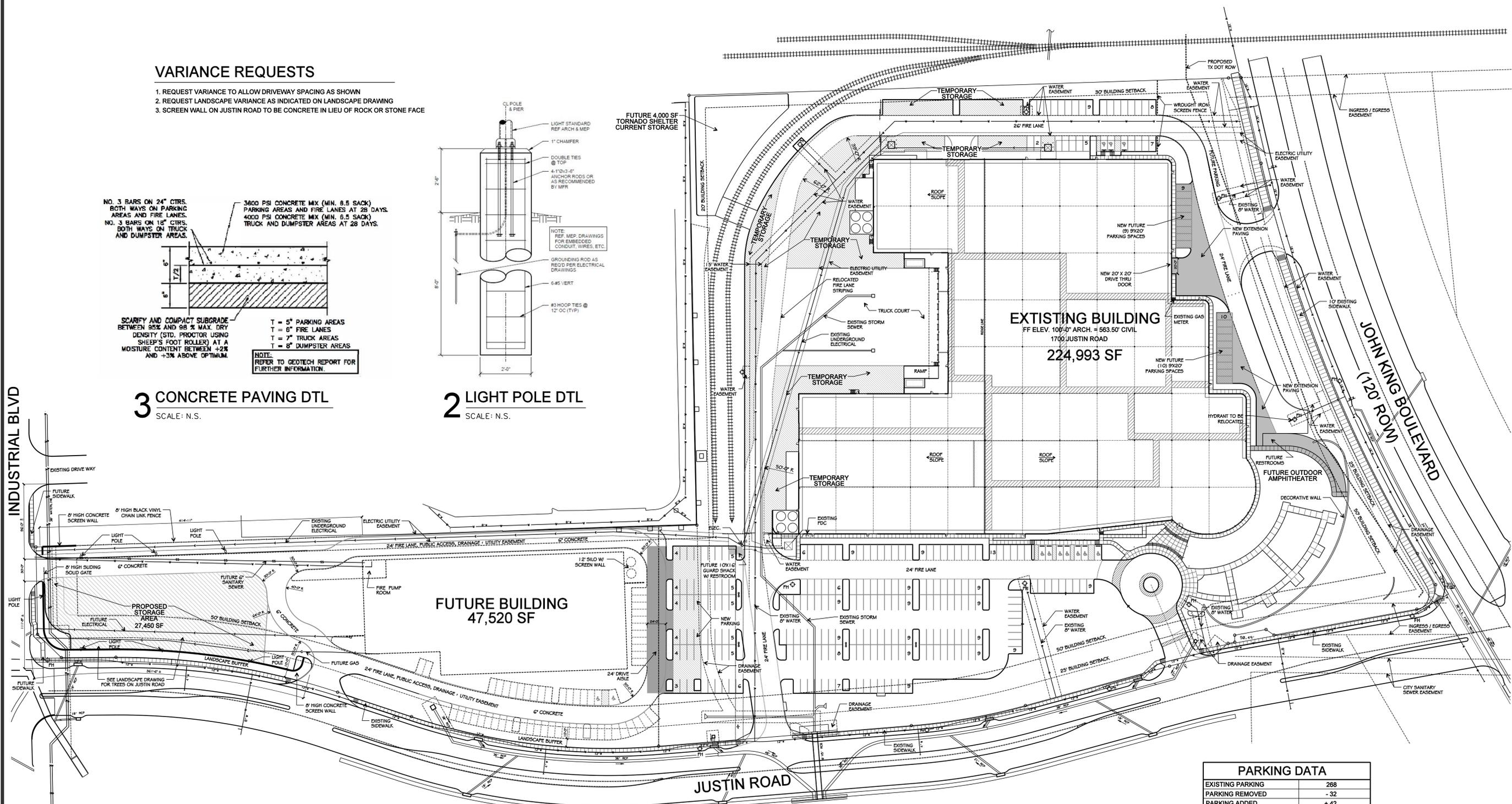
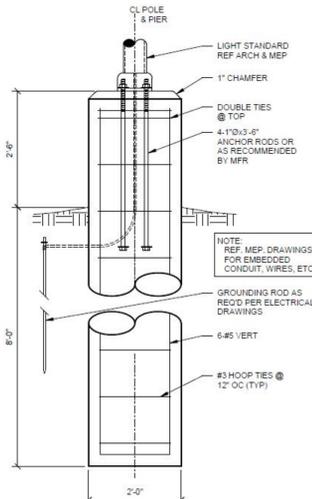
3 CONCRETE PAVING DTL

SCALE: N.S.

2 LIGHT POLE DTL

SCALE: N.S.

FUTURE 4000 SF TORNADO SHELTER CURRENT STORAGE



PARKING DATA	
EXISTING PARKING	288
PARKING REMOVED	- 32
PARKING ADDED	+ 42
NEW SITE PARKING	278
PROPOSED NEW PARKING	278 = NO VARIANCE NEEDED

NOTE: SEE PHASE II OVERPARKING TO BE USED IN THE FUTURE

SYMBOLGY	
	PROPOSED AREAS OF CONSTRUCTION
	PHASE II WORK

SYMBOLGY	
	PROPOSED STORAGE AREA
	TOTAL SITE AREA
	18.762 ACRES

SYMBOLGY	
	GAS
	SANITARY SEWER
	WATER
	ELECTRICAL

STANDARD SITE PLAN WORDING
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

GENERAL REFERENCE: SECTION 212.009 OF CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NORTH

1 SITE PLAN
SCALE: 1"=60'-0"

OWNER:
CHANNELL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA. 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884



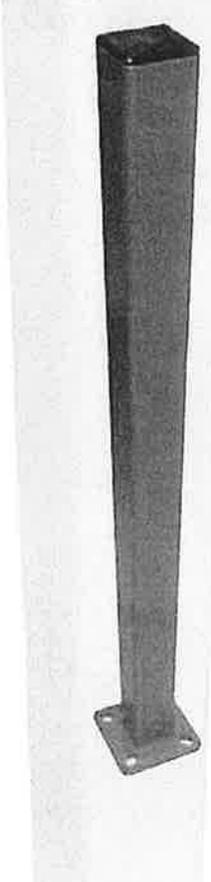
© 2014 THIS DOCUMENT AND THE DESIGNS CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP.

\$ TIMES
\$ DATES
\$ FILES

DALLAS POLE

SQUARE POLES

SQUARE STRAIGHT POLE



POLE SHAFT

The pole shaft is one piece construction, fabricated from a weldable carbon steel, and has uniform wall thickness. The shaft will have a minimum yield strength of 55,000 PSI, and conforms to ASTM A-500 grade C. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, and rounded corners.

FINISH

A polyester thermosetting powder coat is electronically applied as standard on all finished poles. Standard finishes are BRONZE, Black, and White. Consult your Dallas Pole representative for pricing on custom finishes.

ANCHOR BASE

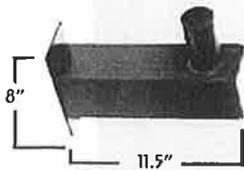
The anchor base is fabricated from a structural quality hot rolled carbon steel plate that meets a minimum yield strength 36,000 PSI. The anchor base telescopes the pole shaft and has a circumferential welded top and bottom.

ANCHOR BOLTS

Anchor bolts are fabricated from a commercial quality, hot rolled carbon steel bar with a minimum yield strength of 36,000 PSI. Each bolt is furnished with two heavy hex nuts and two flat washers and will ship with poles unless otherwise specified.

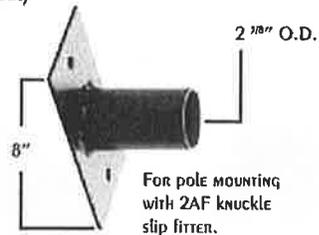
ACCESSORIES

PMV
POLE MOUNT VERTICAL
(4" sq. ALUMINUM) EPA .3
2" O.D.



FOR USE WITH ATLAS SERIES (DIE-CAST SMALL AND MEDIUM HOUSINGS, DCM AND DCS) TO BE USED WITH 2AF KNUCKLE SLIP FITTERS. (Multiple units)

PMH
POLE MOUNT HORIZONTAL
(STEEL)



FOR POLE MOUNTING WITH 2AF KNUCKLE SLIP FITTER.

- TVA4
4" BASE
- TVA5
5" BASE
- TVA6
6" BASE



MORE ACCESSORIES ARE LISTED ON PAGES 15 - 17 (TENONS AND ADAPTERS).



DESCRIPTION

The Lumark Tribute luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas and any security lighting application. U.L. listed and CSA certified for wet locations.

SPECIFICATION FEATURES

Construction

Rugged, one-piece, die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One stainless spring latch and two stainless hinges allow tool-less opening and removal of door frame.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

Reflector

Choice of nine high efficiency optical distributions, including five segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are field rotatable in 90° increments and offered standard with mogul-base lampholders for High Pressure Sodium and 200-400W Metal Halide assemblies or medium-base lampholders for Metal Halide 150W and below.

Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1-1/4" to 2-3/8" O.D. horizontal tenon, while a four-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

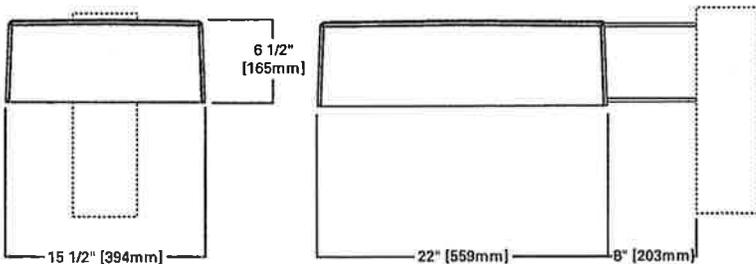
Housing and arm finished in a five-stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.



TR TRIBUTE

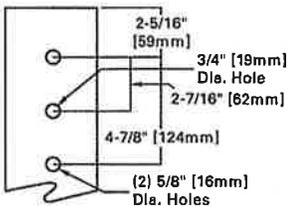
70 - 400W
High Pressure Sodium
Metal Halide
Pulse Start Metal Halide
AREA LUMINAIRE

DIMENSIONS

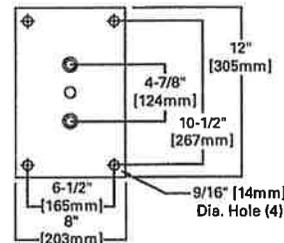


DRILLING PATTERNS

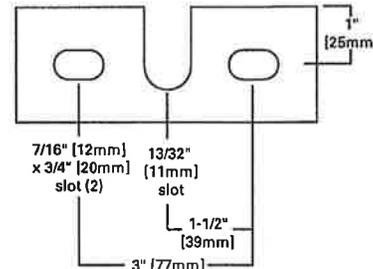
TYPE "M"



WALL MOUNT (MA1219-XX)



TRUNNION MOUNT



TECHNICAL DATA

UL Wet Locations Listed
 CSA Certified
 EISA Compliant ©

ENERGY DATA

Hi-Reactance Ballast Input Watts
 70W HPS HPF (95 Watts)
 100W HPS HPF (130 Watts)
 150W HPS HPF (190 Watts)
 150W MP HPF (185 Watts)

CWI Ballast Input Watts
 250W HPS HPF (300 Watts)

CWA Ballast Input Watts

175W MH HPF (210 Watts)
 200W MP HPF (227 Watts) ©
 200W HPS HPF (250 Watts)
 250W MH HPF (295 Watts)
 250W MP HPF (283 Watts) ©
 320W MP HPF (365 Watts) ©
 350W MP HPF (397 Watts) ©
 400W MP HPF (452 Watts) ©
 400W MH HPF (455 Watts)
 400W HPS HPF (465 Watts)

EPA DATA

Effective Projected Area: (Sq. Ft.)
 With Arm: 1.87
 Without Arm: 1.19

SHIPPING DATA

Approximate Net Weight:
 39 lbs. (17.73 kgs.)



TECHNICAL DATA

CATALOG	MNTG. HEIGHT	POLE SHAFT	WALL GAUGE SIZE	Bolt Circle	Bolt Size	Wind	Wind	Wind	Wind	Wind	Wind	Wind	Ship Weight*
						80MPH 1.3 Gust	90MPH 1.3 Gust	100MPH 1.3 Gust	110MPH 1.3 Gust	120MPH 1.3 Gust	130MPH 1.3 Gust	140MPH 1.3 Gust	
SSP10-3-11	10FT	3" X 10'	11	7.5	.75X18X3	18.4	14.2	11.2	8.9	7.2	5.9	4.9	53.8LBS
SSP10-4-11	10FT	4" X 10'	11	8	.75X18X3	34.1	26.4	21.0	17.0	13.9	11.5	9.6	88LBS
SSP15-3-11	15FT	3" X 15'	11	7.5	.75X18X3	10.9	8.0	6.0	4.6	3.4	2.5	1.8	76.7LBS
S2SSP15-4-11	15FT	4" X 15'	11	8	.75X18X3	20.8	15.7	12.1	9.4	7.4	5.8	4.5	119LBS
SSP20-3-11	20FT	3" X 20'	11	7.5	.75X18X3	6.2	4.2	2.8	1.8	0.9	0.3	0.0	99.6LBS
SSP20-4-11	20FT	4" X 20'	11	8	.75X18X3	12.8	9.2	6.6	4.7	3.2	2.1	1.2	149LBS
SSP20-4-7	20FT	4" X 20'	7	8	.75X18X3	20.2	15.0	11.3	8.6	6.5	4.9	3.6	213LBS
SSP20-5-11	20FT	5" X 20'	11	11	1.0X36X4	22.0	16.3	12.1	9.1	6.8	4.9	3.5	224LBS
SSP25-4-11	25FT	4" X 25'	11	8	.75X30X3	7.7	5.0	3.0	1.5	0.4	0.0	0.0	180LBS
SSP25-4-7	25FT	4" X 25'	7	8	.75X30X3	13.4	9.5	6.6	4.5	2.9	1.7	0.7	263LBS
SSP25-5-11	25FT	5" X 25'	11	11	1.0X36X4	14.3	9.9	6.8	4.4	2.6	1.3	0.2	263LBS
SSP25-5-7	25FT	5" X 25'	7	11	1.0X36X4	23.7	17.3	12.8	9.4	6.8	4.8	3.2	350LBS
SSP30-4-7	30FT	4" X 30'	7	11	1.0X36X4	8.6	5.5	3.2	1.5	0.3	0.0	0.0	326LBS
SSP30-5-11	30FT	5" X 30'	11	11	1.0X36X4	8.9	5.3	2.8	0.9	0.0	0.0	0.0	290LBS
SSP30-5-7	30FT	5" X 30'	7	11	1.0X36X4	16.4	11.3	7.6	4.9	2.9	1.3	0.0	407LBS
SSP30-6-7	30FT	6" X 30'	7	13	1.0X36X4	25.8	18.4	13.1	9.1	6.1	3.8	1.9	521LBS
SSP35-5-7	35FT	5" X 35'	7	11	1.0X36X4	10.6	6.5	3.5	1.3	0.0	0.0	0.0	464LBS
SSP35-6-7	35FT	6" X 35'	7	13	1.0X36X4	17.7	11.7	7.4	4.2	1.8	0.0	0.0	593LBS
SSP40-6-7	40FT	6" X 40'	7	13	1.0X36X4	12.3	7.0	3.3	0.5	0.0	0.0	0.0	667LBS

ORDER INFORMATION

POLE-

Order #	MOUNTING HEIGHT (FT)	Description
SSP10-4-11	10FT	3" X 10'
SSP10-4-11	10FT	4" X 10'
SSP15-3-11	15FT	3" X 15'
SSP15-4-11	15FT	4" X 15'
SSP20-3-11	20FT	3" X 20'
SSP20-4-11	20FT	4" X 20'
SSP20-4-7	20FT	4" X 20'
SSP20-5-11	20FT	5" X 20'
SSP25-4-11	25FT	4" X 25'
SSP25-4-7	25FT	4" X 25'
SSP25-5-11	25FT	5" X 25'
SSP25-5-7	25FT	5" X 25'
SSP30-4-7	30FT	4" X 30'
SSP30-5-11	30FT	5" X 30'
SSP30-5-7	30FT	5" X 30'
SSP30-6-7	30FT	6" X 30'
SSP35-5-7	35FT	5" X 35'
SSP35-6-7	35FT	6" X 35'
SSP40-6-7	40FT	6" X 40'

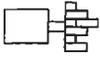
SSP17-4-11=POLE

1@90 COOPER BRONZE

DARK BRONZE

MOUNTING CONFIGURATIONS

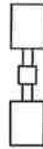
Wall Mount



Arm Mount Single
EPA: 1.62



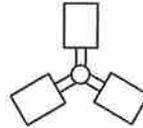
Arm Mount 2@180°
EPA: 3.24



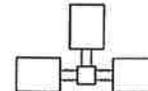
Arm Mount 2@90°
EPA: 3.24



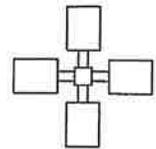
Arm Mount 3@120°
(Round Pole Only)
EPA: 4.43



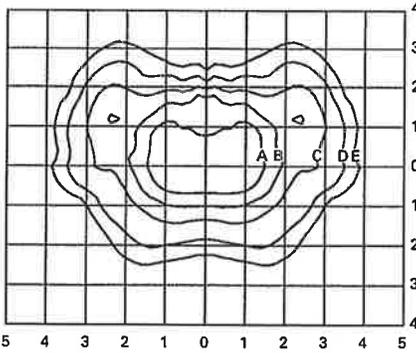
Arm Mount 3@90°
EPA: 4.43



Arm Mount 4@90°
EPA: 5.03



PHOTOMETRICS

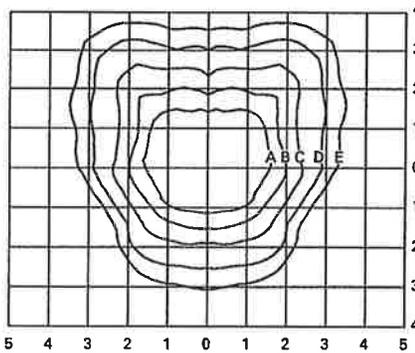


MPTR-3S-320
320—Watt MP
30,000—Lumen Clear Lamp
Type III Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

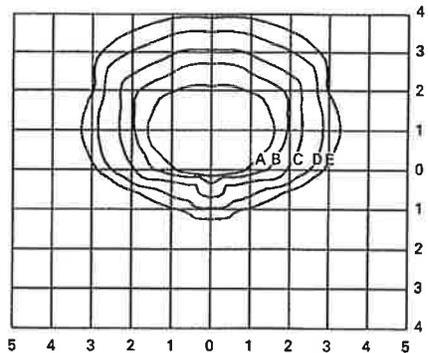


MPTR-4S-400
400—Watt MP
40,000—Lumen Clear Lamp
Type IV Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06



MPTR-SL-400
400—Watt MP
40,000—Lumen Clear Lamp
Spill Light Eliminator

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

ORDERING INFORMATION

Sample Number: MPTR-SL-400-MT-LL

Lamp Type	Series ¹	Distribution	Lamp Wattage ²	Voltage ³
MP=Pulse Start Metal Halide MH=Metal Halide HP=High Pressure Sodium	TR=Tribute	2F=Type II Formed 2S=Type II Segmented 3F=Type III Formed 3S=Type III Segmented 4F=Type IV Formed 4S=Type IV Segmented 5F=Type V Formed 5S=Type V Segmented SL=Spill Light Eliminator	Pulse Start Metal Halide 70=70W 100=100W 150=150W 200=200W 250=250W 320=320W 350=350W 400=400W ³ Metal Halide 175=175W ⁴ 250=250W ⁴ 400=400W ^{3,4} High Pressure Sodium 70=70W 100=100W 150=150W 250=250W 400=400W ³	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V ⁵ 480V=480V DT=Dual-Tap MT=Multi-Tap wired 277V TT=Triple-Tap wired 347V ⁶ 5T=5-Tap wired 480V ⁶
Options (Add as Suffix)		Color	Accessories (Order Separately) ^{**}	
F1=Single Fuse (120, 277 or 347V. Must Specify Voltage) F2=Double Fuse (208, 240 or 480V. Must Specify Voltage) Q=Quartz Restrike (Hot Strike Only) ⁷ EM=Quartz Restrike with Delay Relay (Quartz Lamp Strikes at both Hot and Cold Starts) ⁷ EM/SC=Emergency Separate Circuit ⁷ LL=Lamp Included S=1-7/8" - 2-3/8" Internal Mast Arm Mount TM=Trunnion Mount CEC=California Title 20 Compliant Ballast (Applies to 200-320W and 400W MP Only) PT=Electrical Power Tray PER=NEMA Twistlock Photocontrol Receptacle PC=Button Type Photocontrol ⁸ HS=House Side Cutoff ⁹ LA=Less Arm (Order Mounting Separately)		BZ=Bronze (Standard) BK=Black AP=Grey WH=White DP=Dark Platinum GM=Graphite Metallic	MA1201-XX=Direct Wall Mount Kit ¹ MA1218-XX=Direct Mount for Pole ¹ MA1219-XX=Wall Mounting Plate OA1090-XX=Adjustable Slipfilter Arm for Tenon Mount 2-3/8" O.D. Tenon ¹ MA1221-XX=External House Side Shield Kit - EPA 0.38 MA1222=House Side Shield Kit for 2S/3S MA1223=House Side Shield Kit for 4S MA1224=House Side Shield Kit for 2F/3F MA1225=House Side Shield Kit for 4F MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1046-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon TR/VS=Field Installed Vandal Shield ¹¹ OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V	

- Notes:
1. 8" Arm and pole adapter included with fixture. Specify less arm "LA" option when mounting accessory is ordered separately.
 2. 150W and below in pulse start metal halide are medium-base sockets. All other wattages are mogul-base.
 3. Requires reduced envelope lamp.
 4. 175W, 250W and 400W metal halide available in non-U.S. markets only.
 5. Products also available in non-US voltages and 50Hz for international markets. Consult your Eaton's Cooper Lighting business representative for availability and ordering information. 5T only available in 400W metal halide.
 6. 88% efficient EISA Compliant pulse start metal halide fixtures not available in 347V or Triple-Tap voltages.
 7. Quartz options not available with SL optics.
 8. Specify 120V, 208V, 240V or 277V only.
 9. House side shield not available on 5S, 5F or SL optics.
 10. Replace XX with color designation.
 11. Not available with spill light eliminator or house side shield.

STOCK SAMPLE NUMBER (LAMP INCLUDED)

Sample Number: MPTR2340

Lamp Type	Series ²	Distribution	Lamp Wattage
MP=Pulse Start Metal Halide HP=High Pressure Sodium ²	TR=Tribute	23=Type II/III Formed	15=150W 25=250W 32=320W 40=400W

- Notes:
1. Available in 150, 250 and 400W. Refer to In Stock Guide for availability.

VOLTAGE CHART

DT=Dual-Tap	120/277V (Wired 277V)
MT=Multi-Tap	120/208/240/277V (Wired 277V)
TT=Triple-Tap	120/277/347V (Wired 347V)
5T=5-Tap	120/208/240/277/480V (Wired 480V)

WATTAGE CHART

Lamp Type	Wattage
Pulse Start Metal Halide	70, 100, 150, 250, 320, 350, 400W
Metal Halide	175, 250, 400W
High Pressure Sodium	70, 100, 150, 250, 400W

DALLAS POLE

SQUARE POLES

SQUARE STRAIGHT POLE



POLE SHAFT

The pole shaft is one piece construction, fabricated from a weldable carbon steel, and has uniform wall thickness. The shaft will have a minimum yield strength of 55,000 PSI, and conforms to ASTM-A-500 grade C. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, and rounded corners.

FINISH

A polyester thermosetting powder coat is electronically applied as standard on all finished poles. Standard finishes are Bronze, Black, and White. Consult your Dallas Pole representative for pricing on custom finishes.

ANCHOR BASE

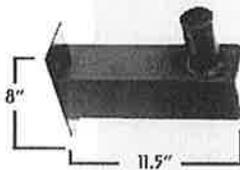
The anchor base is fabricated from a structural quality hot rolled carbon steel plate that meets a minimum yield strength 36,000 PSI. The anchor base telescopes the pole shaft and has a circumferential welded top and bottom.

ANCHOR BOLTS

Anchor bolts are fabricated from a commercial quality, hot rolled carbon steel bar with a minimum yield strength of 36,000 PSI. Each bolt is furnished with two heavy hex nuts and two flat washers and will ship with poles unless otherwise specified.

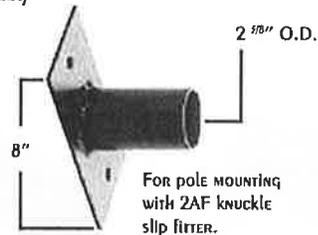
ACCESSORIES

PMV
POLE MOUNT VERTICAL
(4" sq. Aluminum) EPA .3
2 7/8" O.D.



FOR USE with Atlas series (die-cast small and medium housings, DCM and DCS) to be used with 2AF Knuckle slipfitters. (Multiple units)

PMH
POLE MOUNT HORIZONTAL
(STEEL)



For pole mounting with 2AF knuckle slip fitter.

- TVA4
4" BASE
- TVA5
5" BASE
- TVA6
6" BASE



MORE ACCESSORIES ARE LISTED ON PAGES 15 - 17 (TENONS AND ADAPTERS).

TECHNICAL DATA

Catalog	MNTG. Height	Pole Shaft	Wall GAUGE Size	Bolt Circle	Bolt Size	Wind	Wind	Wind	Wind	Wind	Wind	Wind	Ship Weight*
						80MPH 1.3 GUST	90MPH 1.3 GUST	100MPH 1.3 GUST	110MPH 1.3 GUST	120MPH 1.3 GUST	130MPH 1.3 GUST	140MPH 1.3 GUST	
SSP10-3-11	10FT	3" X 10'	11	7.5	.75X18X3	18.4	14.2	11.2	8.9	7.2	5.9	4.9	53.8LBS
SSP10-4-11	10FT	4" X 10'	11	8	.75X18X3	34.1	26.4	21.0	17.0	13.9	11.5	9.6	88LBS
SSP15-3-11	15FT	3" X 15'	11	7.5	.75X18X3	10.9	8.0	6.0	4.6	3.4	2.5	1.8	76.7LB-
S2SSP15-4-11	15FT	4" X 15'	11	8	.75X18X3	20.8	15.7	12.1	9.4	7.4	5.8	4.5	119LBS
SSP20-3-11	20FT	3" X 20'	11	7.5	.75X18X3	6.2	4.2	2.8	1.8	0.9	0.3	0.0	99.6LBS
SSP20-4-11	20FT	4" X 20'	11	8	.75X18X3	12.8	9.2	6.6	4.7	3.2	2.1	1.2	149LBS
SSP20-4-7	20FT	4" X 20'	7	8	.75X18X3	20.2	15.0	11.3	8.6	6.5	4.9	3.6	213LBS
SSP20-5-11	20FT	5" X 20'	11	11	1.0X36X4	22.0	16.3	12.1	9.1	6.8	4.9	3.5	224LBS
SSP25-4-11	25FT	4" X 25'	11	8	.75X18X3	7.7	5.0	3.0	1.5	0.4	0.0	0.0	180LBS
SSP25-4-7	25FT	4" X 25'	7	8	.75X30X3	13.4	9.5	6.6	4.5	2.9	1.7	0.7	263LBS
SSP25-5-11	25FT	5" X 25'	11	11	1.0X36X4	14.3	9.9	6.8	4.4	2.6	1.3	0.2	263LBS
SSP25-5-7	25FT	5" X 25'	7	11	1.0X36X4	23.7	17.3	12.8	9.4	6.8	4.8	3.2	350LBS
SSP30-4-7	30FT	4" X 30'	7	11	1.0X36X4	8.6	5.5	3.2	1.5	0.3	0.0	0.0	326LBS
SSP30-5-11	30FT	5" X 30'	11	11	1.0X36X4	8.9	5.3	2.8	0.9	0.0	0.0	0.0	290LBS
SSP30-5-7	30FT	5" X 30'	7	11	1.0X36X4	16.4	11.3	7.6	4.9	2.9	1.3	0.0	407LBS
SSP30-6-7	30FT	6" X 30'	7	13	1.0X36X4	25.8	18.4	13.1	9.1	6.1	3.8	1.9	521LBS
SSP35-5-7	35FT	5" X 35'	7	11	1.0X36X4	10.6	6.5	3.5	1.3	0.0	0.0	0.0	464LBS
SSP35-6-7	35FT	6" X 35'	7	13	1.0X36X4	17.7	11.7	7.4	4.2	1.8	0.0	0.0	593LBS
SSP40-6-7	40FT	6" X 40'	7	13	1.0X36X4	12.3	7.0	3.3	0.5	0.0	0.0	0.0	667LBS

ORDER INFORMATION

POLE-

Order #	MOUNTING HEIGHT (FT)	Description
SSP10-3-11	10FT	3" X 10'
SSP10-4-11	10FT	4" X 10'
SSP15-3-11	15FT	3" X 15'
SSP15-4-11	15FT	4" X 15'
SSP20-3-11	20FT	3" X 20'
SSP20-4-11	20FT	4" X 20'
SSP20-4-7	20FT	4" X 20'
SSP20-5-11	20FT	5" X 20'
SSP25-4-11	25FT	4" X 25'
SSP25-4-7	25FT	4" X 25'
SSP25-5-11	25FT	5" X 25'
SSP25-5-7	25FT	5" X 25'
SSP30-4-7	30FT	4" X 30'
SSP30-5-11	30FT	5" X 30'
SSP30-5-7	30FT	5" X 30'
SSP30-6-7	30FT	6" X 30'
SSP35-5-7	35FT	5" X 35'
SSP35-6-7	35FT	6" X 35'
SSP40-6-7	40FT	6" X 40'

SSP17-4-11=POLE

2@180 COOPER BRONZE



DESCRIPTION

The Lumark Tribute luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas and any security lighting application. U.L. listed and CSA certified for wet locations.

SPECIFICATION FEATURES

Construction

Rugged, one-piece, die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One stainless spring latch and two stainless hinges allow tool-less opening and removal of door frame.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

Reflector

Choice of nine high efficiency optical distributions, including five segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are field rotatable in 90° increments and offered standard with mogul-base lampholders for High Pressure Sodium and 200-400W Metal Halide assemblies or medium-base lampholders for Metal Halide 150W and below.

Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1-1/4" to 2-3/8" O.D. horizontal tenon, while a four-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

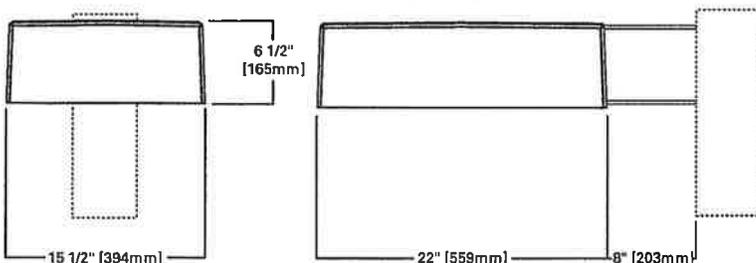
Housing and arm finished in a five-stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.



TR TRIBUTE

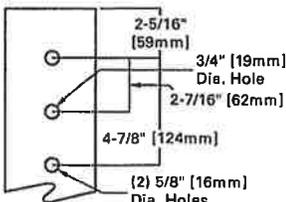
70 - 400W
 High Pressure Sodium
 Metal Halide
 Pulse Start Metal Halide
AREA LUMINAIRE

DIMENSIONS

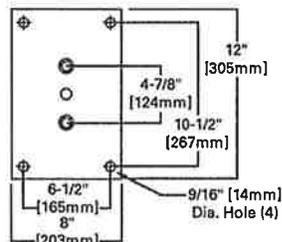


DRILLING PATTERNS

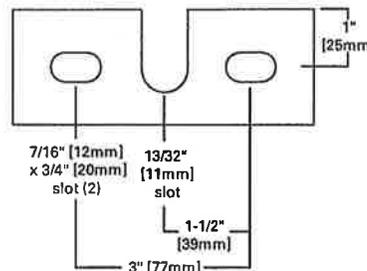
TYPE "M"



WALL MOUNT (MA1219-XX)



TRUNNION MOUNT



TECHNICAL DATA

UL Wet Locations Listed
 CSA Certified
 EISA Compliant ©

ENERGY DATA

Hi-Reactance Ballast Input Watts
 70W HPS HPF (95 Watts)
 100W HPS HPF (130 Watts)
 150W HPS HPF (190 Watts)
 150W MP HPF (185 Watts)

CWI Ballast Input Watts
 250W HPS HPF (300 Watts)

CWA Ballast Input Watts
 175W MH HPF (210 Watts)
 200W MP HPF (227 Watts) ©
 200W HPS HPF (250 Watts)
 250W MH HPF (295 Watts)
 250W MP HPF (283 Watts) ©
 320W MP HPF (365 Watts) ©
 350W MP HPF (397 Watts) ©
 400W MP HPF (452 Watts) ©
 400W MH HPF (455 Watts)
 400W HPS HPF (465 Watts)

EPA DATA

Effective Projected Area: (Sq. Ft.)
 With Arm: 1.87
 Without Arm: 1.19

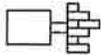
SHIPPING DATA

Approximate Net Weight:
 39 lbs. (17.73 kgs.)



MOUNTING CONFIGURATIONS

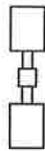
Wall Mount



Arm Mount Single
EPA: 1.62



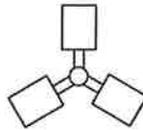
Arm Mount 2@180°
EPA: 3.24



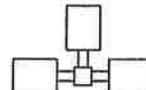
Arm Mount 2@90°
EPA: 3.24



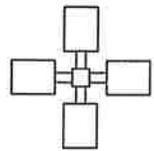
Arm Mount 3@120°
(Round Pole Only)
EPA: 4.43



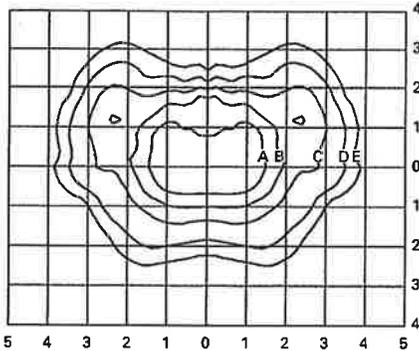
Arm Mount 3@90°
EPA: 4.43



Arm Mount 4@90°
EPA: 5.03



PHOTOMETRICS

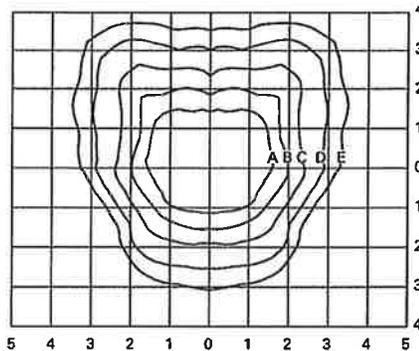


MPTR-3S-320
320—Watt MP
30,000—Lumen Clear Lamp
Type III Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each Isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

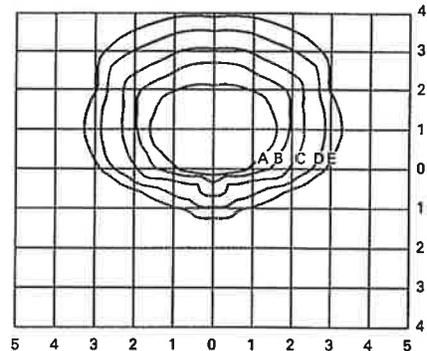


MPTR-4S-400
400—Watt MP
40,000—Lumen Clear Lamp
Type IV Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each Isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06



MPTR-SL-400
400—Watt MP
40,000—Lumen Clear Lamp
Spill Light Eliminator

Footcandle Table

Select mounting height and read across for footcandle values of each Isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

ORDERING INFORMATION

Sample Number: MPTR-SL-400-MT-LL

Lamp Type	Series ¹	Distribution	Lamp Wattage ²	Voltage ⁵
MP=Pulse Start Metal Halide MH=Metal Halide HP=High Pressure Sodium	TR=Tribute	2F=Type II Formed 2S=Type II Segmented 3F=Type III Formed 3S=Type III Segmented 4F=Type IV Formed 4S=Type IV Segmented 5F=Type V Formed 5S=Type V Segmented SL=Spill Light Eliminator	Pulse Start Metal Halide 70=70W 100=100W 150=150W 200=200W 250=250W 320=320W 350=350W 400=400W ³ Metal Halide 175=175W ⁴ 250=250W ⁴ 400=400W ^{3,4} High Pressure Sodium 70=70W 100=100W 150=150W 250=250W 400=400W ³	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V ⁶ 480V=480V DT=Dual-Tap MT=Multi-Tap wired 277V TT=Triple-Tap wired 347V ⁶ 5T=5-Tap wired 480V ⁶

Options (Add as Suffix)	Color	Accessories (Order Separately) ¹⁰
F1=Single Fuse (120, 277 or 347V. Must Specify Voltage) F2=Double Fuse (208, 240 or 480V. Must Specify Voltage) Q=Quartz Restrike (Hot Strike Only) ⁷ EM=Quartz Restrike with Delay Relay (Quartz Lamp Strikes at both Hot and Cold Starts) ⁷ FM/SC=Emergency Separate Circuit ⁷ LL=Lamp Included S=1-1/4" - 2-3/8" Internal Mast Arm Mount TM=Trunnion Mount CEC=California Title 20 Compliant Ballast (Applies to 200-320W and 400W MP Only) PT=Electrical Power Tray PER=NEMA Twistlock Photocontrol Receptacle PC=Button Type Photocontrol ⁸ HS=House Side Cutoff ⁹ LA=Less Arm (Order Mounting Separately)	BZ=Bronze (Standard) BK=Black AP=Grey WH=White DP=Dark Platinum GM=Graphite Metallic	MA1201-XX=Direct Wall Mount Kit ¹ MA1218-XX=Direct Mount for Pole ¹ MA1219-XX=Wall Mounting Plate OA1090-XX=Adjustable Slipfitter Arm for Tenon Mount 2-3/8" O.D. Tenon ¹ MA1221-XX=External House Side Shield Kit - EPA 0.38 MA1222=House Side Shield Kit for 2S/3S MA1223=House Side Shield Kit for 4S MA1224=House Side Shield Kit for 2F/3F MA1225=House Side Shield Kit for 4F MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon TR/V5=Field Installed Vandal Shield ¹¹ OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V

- Notes:
1. 8" Arm and pole adapter included with fixture. Specify less arm "LA" option when mounting accessory is ordered separately.
 2. 150W and below in pulse start metal halide are medium-base sockets. All other wattages are mogul-base.
 3. Requires reduced envelope lamp.
 4. 175W, 250W and 400W metal halide available in non-U.S. markets only.
 5. Products also available in non-US voltages and 50Hz for international markets. Consult your Eaton's Cooper Lighting business representative for availability and ordering information. 5T only available in 400W metal halide.
 6. 88% efficient EISA Compliant pulse start metal halide fixtures not available in 347V or Triple-Tap voltages.
 7. Quartz options not available with SL optics.
 8. Specify 120V, 208V, 240V or 277V only.
 9. House side shield not available on 5S, 5F or SL optics.
 10. Replace XX with color designation.
 11. Not available with spill light eliminator or house side shield.

STOCK SAMPLE NUMBER (LAMP INCLUDED)

Sample Number: MPTR2340

Lamp Type	Series ²	Distribution	Lamp Wattage
MP=Pulse Start Metal Halide HP=High Pressure Sodium ²	TR=Tribute	23=Type II /III Formed	15=150W 25=250W 32=320W 40=400W

- Notes:
1. Available in 150, 250 and 400W. Refer to In Stock Guide for availability.

VOLTAGE CHART

Tap	Voltage
DT=Dual-Tap	120/277V (Wired 277V)
MT=Multi-Tap	120/208/240/277V (Wired 277V)
TT=Triple-Tap	120/277/347V (Wired 347V)
5T=5-Tap	120/208/240/277/480V (Wired 480V)

WATTAGE CHART

Lamp Type	Wattage
Pulse Start Metal Halide	70, 100, 150, 250, 320, 350, 400W
Metal Halide	175, 250, 400W
High Pressure Sodium	70, 100, 150, 250, 400W

DALLAS POLE

SQUARE POLES

SQUARE STRAIGHT POLE



POLE SHAFT

The pole shaft is one piece construction, fabricated from a weldable carbon steel, and has uniform wall thickness. The shaft will have a minimum yield strength of 55,000 PSI, and conforms to ASTM-A500 grade C. The pole shaft has a full length longitudinal resistance weld and is uniformly square in cross-section with flat sides, and rounded corners.

FINISH

A polyester thermosetting powder coat is electronically applied as standard on all finished poles. Standard finishes are Bronze, Black, and White. Consult your Dallas Pole representative for pricing on custom finishes.

ANCHOR BASE

The anchor base is fabricated from a structural quality hot rolled carbon steel plate that meets a minimum yield strength 36,000 PSI. The anchor base telescopes the pole shaft and has a circumferential welded top and bottom.

ANCHOR BOLTS

Anchor bolts are fabricated from a commercial quality, hot rolled carbon steel bar with a minimum yield strength of 36,000 PSI. Each bolt is furnished with two heavy hex nuts and two flat washers and will ship with poles unless otherwise specified.

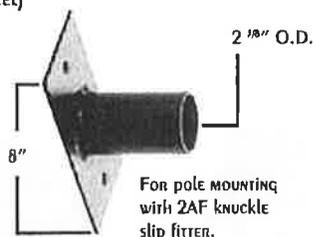
ACCESSORIES

PMV
POLE MOUNT VERTICAL
(4" sq. ALUMINUM) EPA .3
2 7/8" O.D.



FOR USE WITH Arlas series (die-cast small and medium housings, DCM and DCS) TO BE USED WITH 2AF Knuckle slipfitters. (Multiple units)

PMH
POLE MOUNT HORIZONTAL
(STEEL)



FOR pole MOUNTING with 2AF knuckle slip fitter.

- TVA4
4" BASE
- TVA5
5" BASE
- TVA6
6" BASE



MORE ACCESSORIES ARE LISTED ON PAGES 15 - 17 (TENONS AND ADAPTERS).

TECHNICAL DATA

Catalog	MNTG. Height	Pole Shafr	Wall GAUGE Size	Bolt Circle	Bolt SIZE	Wind	Wind	Wind	Wind	Wind	Wind	Wind	Ship Weight*
						80MPH 1.3 GUST	90MPH 1.3 GUST	100MPH 1.3 GUST	110MPH 1.3 GUST	120MPH 1.3 GUST	130MPH 1.3 GUST	140MPH 1.3 GUST	
SSP10-3-11	10FT	3" X 10'	11	7.5	.75X18X3	18.4	14.2	11.2	8.9	7.2	5.9	4.9	53.8LBS
SSP10-4-11	10FT	4" X 10'	11	8	.75X18X3	34.1	26.4	21.0	17.0	13.9	11.5	9.6	88LBS
SSP15-3-11	15FT	3" X 15'	11	7.5	.75X18X3	10.9	8.0	6.0	4.6	3.4	2.5	1.8	76.7LB-
S2SSP15-4-11	15FT	4" X 15'	11	8	.75X18X3	20.8	15.7	12.1	9.4	7.4	5.8	4.5	119LBS
SSP20-3-11	20FT	3" X 20'	11	7.5	.75X18X3	6.2	4.2	2.8	1.8	0.9	0.3	0.0	99.6LBS
SSP20-4-11	20FT	4" X 20'	11	8	.75X18X3	12.8	9.2	6.6	4.7	3.2	2.1	1.2	149LBS
SSP20-4-7	20FT	4" X 20'	7	8	.75X18X3	20.2	15.0	11.3	8.6	6.5	4.9	3.6	213LBS
SSP20-5-11	20FT	5" X 20'	11	11	1.0X36X4	22.0	16.3	12.1	9.1	6.8	4.9	3.5	224LBS
SSP25-4-11	25FT	4" X 25'	11	8	.75X18X3	7.7	5.0	3.0	1.5	0.4	0.0	0.0	180LBS
SSP25-4-7	25FT	4" X 25'	7	8	.75X30X3	13.4	9.5	6.6	4.5	2.9	1.7	0.7	263LBS
SSP25-5-11	25FT	5" X 25'	11	11	1.0X36X4	14.3	9.9	6.8	4.4	2.6	1.3	0.2	263LBS
SSP25-5-7	25FT	5" X 25'	7	11	1.0X36X4	23.7	17.3	12.8	9.4	6.8	4.8	3.2	350LBS
SSP30-4-7	30FT	4" X 30'	7	11	1.0X36X4	8.6	5.5	3.2	1.5	0.3	0.0	0.0	326LBS
SSP30-5-11	30FT	5" X 30'	11	11	1.0X36X4	8.9	5.3	2.8	0.9	0.0	0.0	0.0	290LBS
SSP30-5-7	30FT	5" X 30'	7	11	1.0X36X4	16.4	11.3	7.6	4.9	2.9	1.3	0.0	407LBS
SSP30-6-7	30FT	6" X 30'	7	13	1.0X36X4	25.8	18.4	13.1	9.1	6.1	3.8	1.9	521LBS
SSP35-5-7	35FT	5" X 35'	7	11	1.0X36X4	10.6	6.5	3.5	1.3	0.0	0.0	0.0	464LBS
SSP35-6-7	35FT	6" X 35'	7	13	1.0X36X4	17.7	11.7	7.4	4.2	1.8	0.0	0.0	593LBS
SSP40-6-7	40FT	6" X 40'	7	13	1.0X36X4	12.3	7.0	3.3	0.5	0.0	0.0	0.0	667LBS

ORDER INFORMATION

POLE-

Order #	MOUNTING HEIGHT (FT)	Description
SSP10-3-11	10FT	3" X 10'
SSP10-4-11	10FT	4" X 10'
SSP15-3-11	15FT	3" X 15'
SSP15-4-11	15FT	4" X 15'
SSP20-3-11	20FT	3" X 20'
SSP20-4-11	20FT	4" X 20'
SSP20-4-7	20FT	4" X 20'
SSP20-5-11	20FT	5" X 20'
SSP25-4-11	25FT	4" X 25'
SSP25-4-7	25FT	4" X 25'
SSP25-5-11	25FT	5" X 25'
SSP25-5-7	25FT	5" X 25'
SSP30-4-7	30FT	4" X 30'
SSP30-5-11	30FT	5" X 30'
SSP30-5-7	30FT	5" X 30'
SSP30-6-7	30FT	6" X 30'
SSP35-5-7	35FT	5" X 35'
SSP35-6-7	35FT	6" X 35'
SSP40-6-7	40FT	6" X 40'

2@180 COOPER BRONZE

DESCRIPTION

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

SPECIFICATION FEATURES

Construction

HOUSING: Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

Electrical

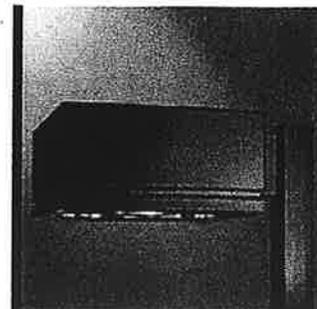
BALLAST TRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

REFLECTOR: Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.



**GSM/GSL
GALLERIA
SQUARE**

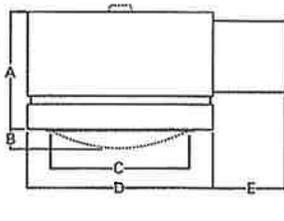
100 - 1000W

Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

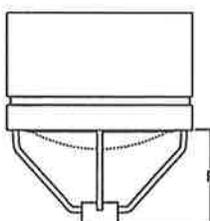
ARCHITECTURAL AREA
LUMINAIRE

DIMENSIONS

ARM MOUNT

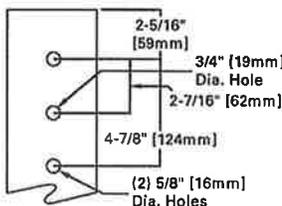


SPIDER MOUNT



ARM DRILLING

TYPE "M"



DIMENSIONAL DATA

Fixture	A	B	C	D	E	F
GSM	11" [279mm]	3-1/2" [89mm]	19-1/4" [480mm]	21-3/4" [552mm]	6" [152mm] 14" [356mm]	15" [381mm] 16" [406mm]
	14-1/2" [279mm]	4-1/4" [108mm]	25-7/8" [657mm]	27" [686mm]	6" [152mm] 14" [356mm]	18-3/4" [476mm] 19-3/4" [502mm]

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

ENERGY DATA

- CWA Ballast Input Watts**
 150W MP HPF (185 Watts)
 175W MP HPF (198 Watts) Ⓞ
 250W MP HPF (283 Watts) Ⓞ
 250W HPS HPF (295 Watts)
 400W MP HPF (462 Watts) Ⓞ
 400W HPS HPF (457 Watts)
 750W MP HPF (820 Watts)
 1000W MH HPF (1080 Watts)
 1000W HPS HPF (1100 Watts)

EPA

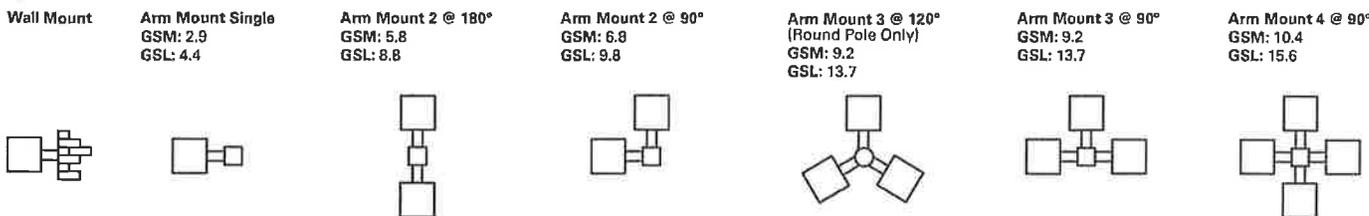
Effective Projected Area: (Sq. Ft.)
 [Without Arm]
 GSM: 2.40 GSL: 3.90
 [Spider Mount]
 GSM: 2.66 GSL: 4.45

SHIPPING DATA

Approximate Net Weight:
 GSM: 79 lbs. (36 kgs.)
 GSL: 88 lbs. (40 kgs.)



MOUNTING CONFIGURATIONS AND EPAS



ORDERING INFORMATION

Sample Number: GSM-AM-400-MP-MT-3V-SG-BZ-L

Product Family	Mounting Method	Lamp Wattage ⁴	Lamp Type	Voltage ⁹	Distribution ⁴	Lens Type	Color ¹⁷
GSM=Galleria Square Medium GSL=Galleria Square Large	Arm Mount AM=Arm Mount ¹ AIR=Arm Included for Round Pole ² AIS=Arm Included for Square Pole ² Spider Mount SM2=Spider Mount (3" O.D. Tenon) SM3=Spider Mount (3-1/2" O.D. Tenon) ³	Pulse Start Metal Halide 150=150W 175=175W 200=200W 250=250W 320=320W 350=350W 400=400W ⁶ 450=450W ⁴ 750=750W 875=875W 1000=1000W ⁷	High Pressure Sodium 100=100W 150=150W 250=250W 400=400W 750=750W 1000=1000W ⁷ Metal Halide ⁸ 175=175W 250=250W 400=400W 1000=1000W ⁷	MP=Pulse Start Metal Halide HPS=High Pressure Sodium MH=Metal Halide ⁸	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V 480V=480V MT=Multi-Tap ¹⁰ TT=Triple-Tap ¹⁰ 5T=5-Tap ¹¹	Horizontal Lamp 1F=Type I Formed ¹² 2F=Type II Formed 2S=Type II Segmented ¹³ 3F=Type III Formed 3S=Type III Segmented ¹³ 4S=Type IV Segmented ¹³ 5S=Type V Segmented ¹³ FT=Forward Throw SL=Spill Light Eliminator ¹⁴ CA=Cutoff Asymmetric w/EHS Vertical Lamp AR=Area Round AS=Area Square 3V=Type III Vertical RW=Rectangular Wide ¹⁵	FG=Flat Glass ¹⁶ SG=Sag Glass AP=Grey BZ=Bronze BK=Black WH=White DP=Dark Platinum GM=Graphite Metallic
Options (Add as Suffix)		Accessories (Order Separately) ²²					
CEC=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP Only) F=Single Fuse (120, 277 or 347V) FF=Double Fuse (208, 240 or 480V) L=Lamp Included RM=Quartz Restrike w/Delay ¹⁸ Q=Quartz Restrike ¹⁹ R=NEMA Twistlock Photocontrol Receptacle EHS=External Adjustable House Side Shield HS=House Side Shield ^{19,20} VS=Vandal Shield ²¹		GSM-EXTHS=External House Side Shield - 2.24 EPA GSL-EXTHS=External House Side Shield - 2.46 EPA MA1004XX=14" Arm for Square Pole - 1.0 EPA ²³ MA1005XX=6" Arm for Square Pole - 0.5 EPA MA1006XX=Direct Mount Kit for Square Pole MA1007XX=14" Arm for Round Pole - 1.0 EPA ²³ MA1008XX=6" Arm for Round Pole - 0.5 EPA MA1009XX=Direct Mount Kit for Round Pole MA1029XX=Wall Mount Bracket with 10" Arm MA1208XX=11-1/2" Arm and Round Pole Adapter - 0.8 EPA OA1066XX=Mast Arm Adapter MA1010XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon			MA1014XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1061=House Side Shield for GSM - Field Installed ²⁴ MA1062=House Side Shield for GSL - Field Installed ²⁴ OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V		

- Notes:
1. Arm not included. See Accessories.
 2. Arm length varies based on housing size: 11-1/2" for GSM and 14" for GSL.
 3. Available on GSL housing only.
 4. Standard with mogul-base lamp sockets. Wattage availability varies by housing size, see wattage table.
 5. Requires reduced envelope ED-29 lamp when used with GSM housing and flat glass vertically lamped optics.
 6. 450W Pulse start metal halide only available in vertical lamp orientations (AR, AS, 3V or RW distributions).
 7. Requires reduced envelope BT-37 lamp when used with GSM housing.
 8. 175, 250 and 400W Metal halide available for non-US markets only.
 9. Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 10. Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 277/347/480V wired 347V.
 11. 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
 12. Medium housing fixture only.
 13. Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-29 lamp. Not available in GSL housing.
 14. Must use reduced envelope lamp, not available in GSL housing.
 15. RW optic not available with flat glass.
 16. 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 17. Other finish colors available, including a full line of RAL color matches. Consult your Eaton's Cooper Lighting business representative.
 18. Quartz options not available with SL optics.
 19. House side shield not available with 5S, RW, AS, AR, SL and CA optics.
 20. Not available in 1000W.
 21. Arm mount only, 400W maximum.
 22. Replace XX with color suffix.
 23. Use for mounting fixtures at 90° increments.
 24. Compatible with sag lens vertical optics only.

ⓔ COOPER LIGHTING - LUMARK

DESCRIPTION

The Lumark Warrior offers a variety of lamp and mounting options in high pressure sodium and metal halide, and can be installed, lamped and serviced with the most basic tools. U.L. listed and labeled for wet locations. CSA certified. The Warrior is the ideal floodlight for many area outdoor lighting situations, including parking lots, construction and storage sites, rail yards, light industrial locations, marinas and service areas.

Catalog #	XP40	
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

RETAINING SCREWS: Corrosion-resistant captive retaining screws.
HOUSING: Weather-resistant, die-cast aluminum housing with integral door hinges is finished in dark bronze polyester powder coat.
HOUSING DOOR: Watertight die-cast aluminum housing door is finished in dark bronze polyester powder coat. Cast ridge for water tight seal against gasketing.
GASKET: Full circumference, high-temperature foam-in-place silicone gasketing seals out external contaminants.

Electrical

SOCKET: Mogul-base porcelain socket, except 100W Metal Halide and below has medium-base.
BALLAST: High power factor ballast with class H insulation. Minimum starting temperature is -40°C (-40°F) for HPS and -30°C (-20°F) for MH and MP. Medium base socket for MH 150W and lower.

Mounting

Variable mountings of either 3/16" galvanized steel trunnion (shown below) or integral die-cast aluminum slipfitter (shown in photo to right). Slipfitter fits 2 3/8" - 3" O.D. tenon. Heavy-duty steel yoke provides flexibility in mounting and aiming from a variety of surfaces.

Optical

REFLECTOR: Specular aluminum reflector delivers sharp beam cutoff.
LENS: Clear tempered-glass lens is heat and impact-resistant.



WR WARRIOR

100 - 400W

Pulse Start Metal Halide

Metal Halide

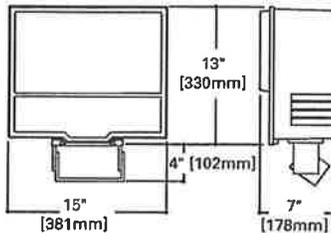
High Pressure Sodium

SLIPFITTER-, TRUNNION-
OR YOKE-MOUNTED FLOODLIGHT

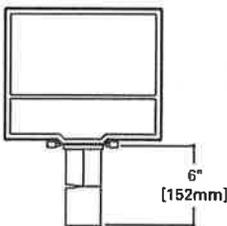
*DARK
BRONZE
COLOR*

DIMENSIONS

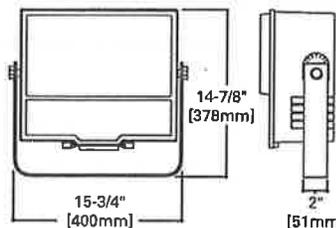
TRUNNION MOUNT



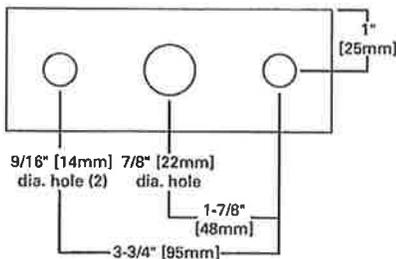
SLIPFITTER MOUNT



YOKE MOUNT



TRUNNION YOKE MOUNT DRILL PATTERN



LAMP TYPE	WATTAGE
Pulse Start Metal Halide (MP)	100, 150, 200, 250, 320, 350, 400W
Metal Halide (MH)	175, 250, 400, 250/400W
High Pressure Sodium (HP)	100, 150, 250, 400W

TECHNICAL DATA

U.L. Wet Location Listed
 CSA Certified
 25°C Maximum Ambient Temperature
 External Supply Wiring 90°C Minimum
 Internal Supply Wiring 150°C Minimum
 EISA Compliant Ⓞ

ENERGY DATA

High Reactance Ballast Input Watts

100W HPS NPF (130 Watts)
 100W MP NPF (128 Watts)
 150W HPS HPF (190 Watts)
 150W MP HPF (185 Watts)

CWI Ballast Input Watts

250W HPS HPF (300 Watts)
CWA Ballast Input Watts
 200W MP HPF (227 Watts) Ⓞ
 250W MP HPF (283 Watts) Ⓞ
 320W MP HPF (365 Watts) Ⓞ
 350W MP HPF (400 Watts) Ⓞ
 400W HPS HPF (465 Watts)
 400W MP HPF (452 Watts) Ⓞ

EPA

Effective Projected Area: 1.3 @ 45°

SHIPPING DATA

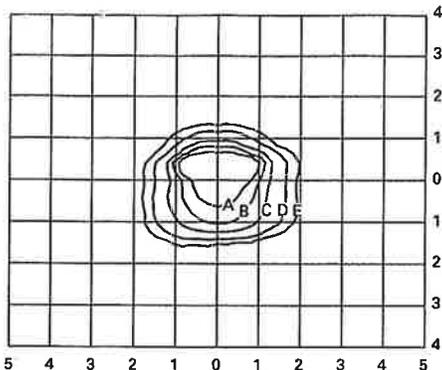
Approximate Net Weight:
 35 lbs. (16 kgs.)



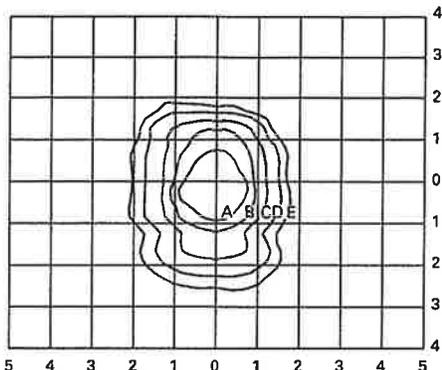
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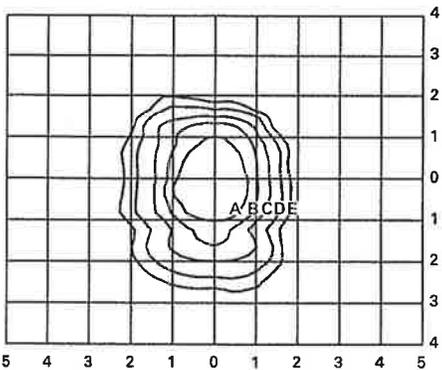
PHOTOMETRICS



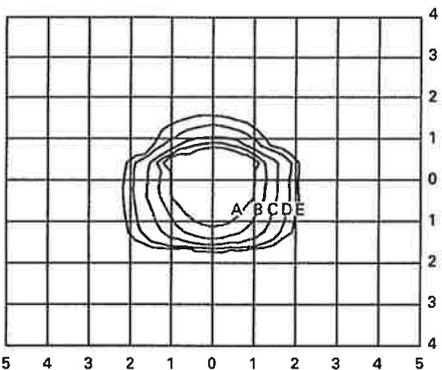
MPWR-65S-250
250—Watt MP
22,000—Lumen Clear Lamp



MPWR-65S-320
320—Watt MP
30,000—Lumen Clear Lamp



MPWR-65S-400
400—Watt MP
42,000—Lumen Clear Lamp



HPWR-65S-400
400—Watt HP
50,000—Lumen Clear Lamp

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	4.50	2.25	1.13	0.56	0.23
25'	2.88	1.44	0.72	0.36	0.14
30'	2.00	1.00	0.50	0.20	0.10

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	4.50	2.25	1.13	0.56	0.23
25'	2.88	1.44	0.72	0.36	0.14
30'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

Sample Number: MPWR-65S-100-120V

<p>Lamp Type MP=Pulse Start Metal Halide MH=Metal Halide¹ HP=High Pressure Sodium</p> <p>Series WR Warrior</p>	<p>Distribution 65=6H x 5V Beam Spread</p> <p>Mounting S= Slipfitter T= Trunnion Y= Yoke</p>	<p>Lamp Wattage ² MP 100=100W 150=150W 200=200W 250=250W 320=320W 350=350W 400=400W MH 175= 175W¹ 250=250W¹ 400=400W¹ 250/400= 250/400W¹ (Wired 250) HP 100= 100W 150= 150W 250= 250W 400= 400W</p>	<p>Voltage ³ 120V 208V 240V 277V 347V ⁴ 480V MT TT ⁴ 5T ⁵</p>	<p>Options ⁶ F1=Single Fuse (120, 277 or 347V only) F2=Double Fuse (208, 240 or 480V only) Q= Quartz Restrike (Hot Strike Only) EM= Quartz Restrike with "Delay Relay" (Quartz lamp strikes at both hot and cold starts) EM/SC= Emergency Separate Circuit LL= Lamp Included CEC= California Title 20 Compliant Ballast (Applies to 200-320W and 400W MP only) PER= NEMA Twistlock Photocontrol Receptacle PC= Button Type Photocontrol⁷ C23= 3' of 12-3 Cord, Prewired (Specify Single Voltage) C42= 2' of 14-3 Cord, Prewired (Specify Single Voltage) C43= 3' of 14-3 Cord, Prewired (Specify Single Voltage) C63=3' of 16-3 Cord, Prewired (Specify Single Voltage)</p>	<p>Accessories TYSXX=Trunnion or Yoke Slipfitter for 2 3/8", 3", or 3 1/2" O.D. Tenon WG/WR=Wireguard VG/WR=Vandal Shield RABXX= Right Angle Pipe Bracket for Slipfitter SAB-XX= Steel Angle Bracket for Trunnion TVWR-XX= Top Visor OA/RA1013= Photocontrol Shorting Cap OA/RA1014= NEMA Photocontrol 120V OA/RA1016= NEMA Photocontrol - Multi-Tap OA/RA1027= NEMA Photocontrol 480V OA/RA1201= NEMA Photocontrol 347V</p>
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- Notes: 1 Metal Halide available in non-U.S. markets only.
 2 Medium-base socket for Metal Halide 150W and lower.
 3 Products also available in non-US voltages and 50HZ for international markets.
 4 88% efficient EISA Compliant fixtures not available in 347V or TT Voltages.
 5 5T available in 400W MH only.
 6 Must be listed in the order shown and separated by a dash.
 7 PC option not available with trunnion or yoke mount.

VOLTAGE CHART

MT=Multi-Tap	120/208/240/277V (wired 277V)
TT=Triple-Tap	120/277/347V (wired 347V)
5T=5-Tap	120/208/240/277/480V (wired 480V)

STOCK SAMPLE NUMBER (LAMP INCLUDED)

SAMPLE NUMBER: XP40

<p>Series X=Slipfitter W=Trunnion</p>	<p>Lamp Type S=High Pressure Sodium P=Pulse Start Metal Halide</p>	<p>Lamp Wattage 15=150W (Available in Pulse Start Metal Halide only) 25=250W 32=320W (Available in Trunnion Mount only) 40=400W</p>

NOTES:
 Options not available with stock products. Order Accessories as separate items for field installation. Refer to standard ordering information to add options and accessories. 320W available in MP only. Refer to In-Stock Guide for availability.

Is this appropriate for
SIGN LIGHTING?

DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

Catalog #		Type	
Project		S3-1	
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 70% of initial

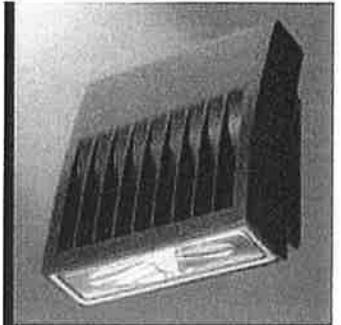
light output after 72,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

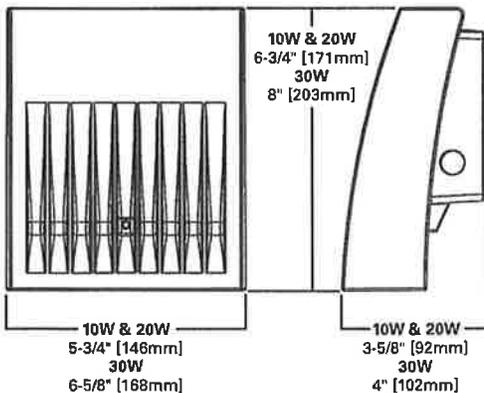
Five-year warranty.



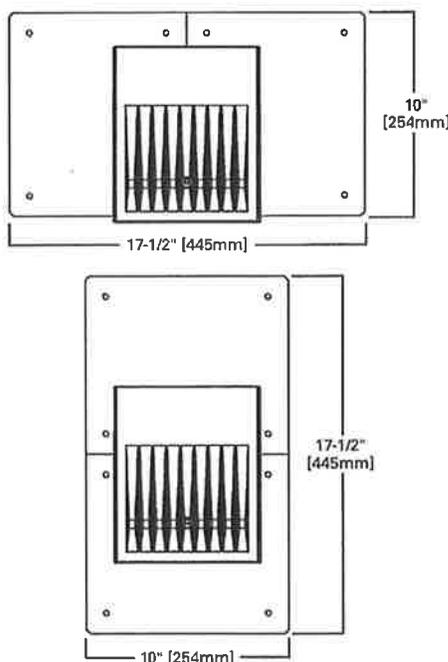
**XTOR
CROSSTOUR LED**

- APPLICATIONS:**
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Lighting Facts® Registered
DesignLights Consortium® Qualified*
Title 24 Compliant

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area:
(Sq. Ft.)
XTOR1A/XTOR2A=0.34
XTOR3A = 0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. [1.7 - 2.4 kgs.]

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
10W Model		
25°C	> 91%	> 350,000
40°C	> 91%	> 340,000
50°C	> 91%	> 330,000
20W Model		
25°C	> 91%	> 340,000
40°C	> 90%	> 320,000
50°C	> 90%	> 300,000
30W Model		
25°C	> 91%	> 340,000
40°C	> 91%	> 320,000
50°C	> 90%	> 300,000

LUMENS - CRI/CCT TABLE

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens (Wall Mount)	734	1432	1323	2649	2273
Delivered Lumens (With Flood Accessory Kit)	713	1424	1315	2614	2243
B.U.G. Rating*	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0
CCT (Kelvin)	5000	5000	3500	5000	3500
CRI (Color Rendering Index)	67	65	68	65	68
Power Consumption (Watts)	8W	21W	21W	30W	30W

* B.U.G. Rating does not apply to floodlighting.

CURRENT DRAW

Voltage	Model Series		
	10W	20W	30W
120V	0.06A	0.21A	0.29A
208V	0.04A	0.13A	0.18A
240V	0.04A	0.12A	0.16A
277V	0.03A	0.10A	0.14A
347V	0.03A	0.08A	0.11A

ORDERING INFORMATION

Sample Number: XTOR2A-N-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR1A=Small Door, 10W XTOR2A=Small Door, 20W XTOR3A=Small Door, 30W	[Blank]=Bright White (Standard) 5000K N=Neutral Warm White, 3500K ²	[Blank]=Carbon Bronze (Standard) WT=Summit White	PC1=Photocontrol 120V ³ PC2=Photocontrol 208-277V ^{3,4} 347V=347V ⁵ HA=50°C High Ambient ⁵	WG/XTOR=Wire Guard ⁶ XTORFLD-KNC=Knuckle Floodlight Kit ⁷ XTORFLD-TRN=Trunnion Floodlight Kit ⁷ XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White ⁷ XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White ⁷ EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

NOTES: 1 DesignLights Consortium[®] Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2 XTOR1A not available in 3500K. 3 Photocontrols are factory installed. 4 Order PC2 for 347V models. 5 Thru-branch wiring not available with HA option or with 347V. 6 Wire guard for wall/surface mount. Not for use with floodlight kit accessory. 7 Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small end/large top visors and small end/large impact shields.

STOCK ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A=10W, 5000K, Carbon Bronze	XTOR2A=20W, 5000K, Carbon Bronze	XTOR3A=30W, 5000K, Carbon Bronze
XTOR1A-WT=10W, 5000K, Summit White	XTOR2A-N=20W, 3500K, Carbon Bronze	XTOR3A-N=30W, 3500K, Carbon Bronze
XTOR1A-PC1=10W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT=20W, Summit White	XTOR3A-WT=30W, Summit White
	XTOR2A-PC1=20W, 120V PC, Carbon Bronze	XTOR3A-PC1=30W, 120V PC, Carbon Bronze



Days Quick-Ship

5-DAY QUICK SHIP ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A-WT-PC1=10W, 5000K, Summit White, 120V PC	XTOR2A-PC2=20W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2=30W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1=20W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1=30W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2=20W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2=30W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT=20W, 3500K, Summit White	XTOR3A-N-WT=30W, 3500K, Summit White
	XTOR2A-N-PC1=20W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1=30W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2=20W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2=30W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WHT-PC1=20W, 3500K, Summit White, 120V PC	XTOR3A-N-WHT-PC1=30W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2=20W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2=30W, 3500K, Summit White, 208-277V PC

DESCRIPTION

The Lumark Tribute luminaire is the most versatile, functionally designed, universally adaptable outdoor luminaire available. The Tribute brings outstanding performance to walkways, parking lots, roadways, loading docks, building areas and any security lighting application. U.L. listed and CSA certified for wet locations.

SPECIFICATION FEATURES

Construction

Rugged, one-piece, die-cast aluminum housing and door frame. One-piece silicone gasket protects the optical chamber from performance degrading contaminants. One stainless spring latch and two stainless hinges allow tool-less opening and removal of door frame.

Electrical

Ballast and related electrical componentry are hard mounted to die-cast housing for optimal heat transfer and operating efficiency. Optional swing-down galvanized steel power tray with integral handle and quick disconnects allows tray to be completely removed from housing providing ample room for fixture installation and maintenance.

Reflector

Choice of nine high efficiency optical distributions, including five segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Optical modules are field rotatable in 90° increments and offered standard with mogul-base lampholders for High Pressure Sodium and 200-400W Metal Halide assemblies or medium-base lampholders for Metal Halide 150W and below.

Mounting

Extruded 8" aluminum arm features internal bolt guides for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter allow for consolidated product arrival to site. Optional internal mast arm mount accepts a 1-1/4" to 2-3/8" O.D. horizontal tenon, while a four-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment.

Finish

Housing and arm finished in a five-stage premium TGIC bronze polyester powder coat paint. Optional colors include black, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.



TR TRIBUTE

70 - 400W

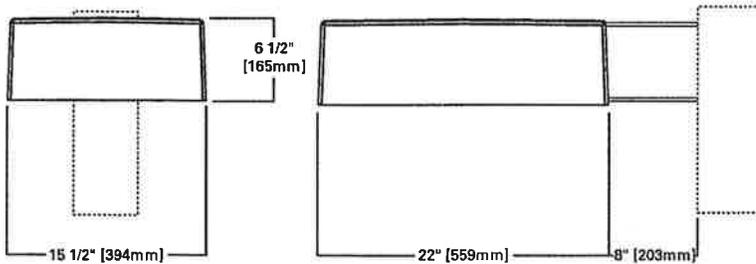
High Pressure Sodium

Metal Halide

Pulse Start Metal Halide

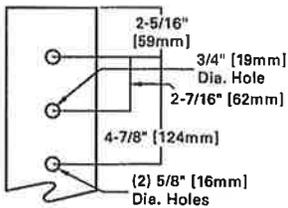
AREA LUMINAIRE

DIMENSIONS

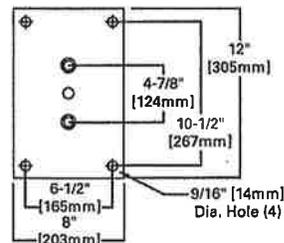


DRILLING PATTERNS

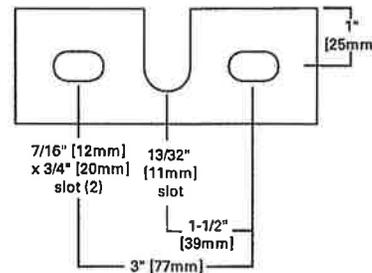
TYPE "M"



WALL MOUNT (MA1219-XX)



TRUNNION MOUNT



TECHNICAL DATA

UL Wet Locations Listed
CSA Certified
EISA Compliant ©

ENERGY DATA

HI-Reactance Ballast Input Watts
70W HPS HPF (95 Watts)
100W HPS HPF (130 Watts)
150W HPS HPF (190 Watts)
150W MP HPF (185 Watts)

CWI Ballast Input Watts
250W HPS HPF (300 Watts)

CWA Ballast Input Watts

175W MH HPF (210 Watts)
200W MP HPF (227 Watts) ©
200W HPS HPF (250 Watts)
250W MH HPF (295 Watts)
250W MP HPF (283 Watts) ©
320W MP HPF (365 Watts) ©
350W MP HPF (397 Watts) ©
400W MP HPF (452 Watts) ©
400W MH HPF (455 Watts)
400W HPS HPF (465 Watts)

EPA DATA

Effective Projected Area: (Sq. Ft.)
With Arm: 1.87
Without Arm: 1.19

SHIPPING DATA

Approximate Net Weight:
39 lbs. (17.73 kgs.)

MOUNTING CONFIGURATIONS

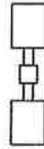
Wall Mount



Arm Mount Single
EPA: 1.62



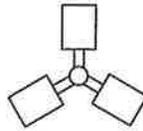
Arm Mount 2@180°
EPA: 3.24



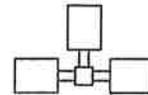
Arm Mount 2@90°
EPA: 3.24



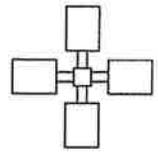
Arm Mount 3@120°
(Round Pole Only)
EPA: 4.43



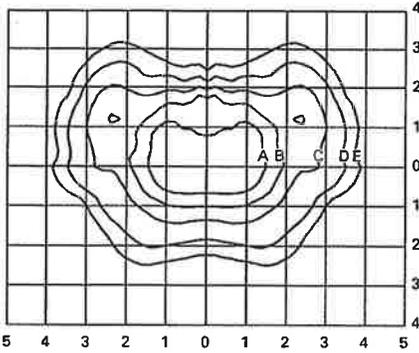
Arm Mount 3@90°
EPA: 4.43



Arm Mount 4@90°
EPA: 5.03



PHOTOMETRICS

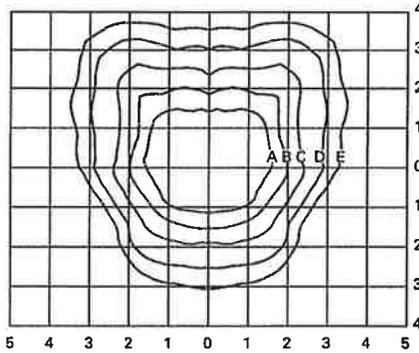


MPTR-3S-320
320—Watt MP
30,000—Lumen Clear Lamp
Type III Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

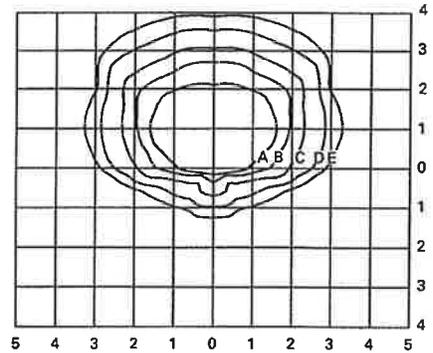


MPTR-4S-400
400—Watt MP
40,000—Lumen Clear Lamp
Type IV Segmented

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06



MPTR-SL-400
400—Watt MP
40,000—Lumen Clear Lamp
Spill Light Eliminator

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
20'	3.00	1.50	0.75	0.30	0.15
25'	2.00	1.00	0.50	0.20	0.10
30'	1.38	0.69	0.34	0.13	0.06

ORDERING INFORMATION

Sample Number: MPTR-SL-400-MT-LL

Lamp Type	Series ¹	Distribution	Lamp Wattage ²	Voltage ⁵
MP=Pulse Start Metal Halide MH=Metal Halide HP=High Pressure Sodium	TR=Tribute	2F=Type II Formed 2S=Type II Segmented 3F=Type III Formed 3S=Type III Segmented 4F=Type IV Formed 4S=Type IV Segmented 5F=Type V Formed 5S=Type V Segmented SL=Spill Light Eliminator	Pulse Start Metal Halide 70=70W 100=100W 150=150W 200=200W 250=250W 320=320W 350=350W 400=400W ³ Metal Halide 175=175W ⁴ 250=250W ⁴ 400=400W ^{3,4} High Pressure Sodium 70=70W 100=100W 150=150W 250=250W 400=400W ³	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V ⁶ 480V=480V DT=Dual-Tap MT=Multi-Tap wired 277V TT=Triple-Tap wired 347V ⁶ 5T=5-Tap wired 480V ⁶

Options (Add as Suffix)	Color	Accessories (Order Separately) ^{**}
F1=Single Fuse (120, 277 or 347V. Must Specify Voltage) F2=Double Fuse (208, 240 or 480V. Must Specify Voltage) Q=Quartz Restrike (Hot Strike Only) ⁷ EM=Quartz Restrike with Delay Relay (Quartz Lamp Strikes at both Hot and Cold Starts) ⁸ EM/SC=Emergency Separate Circuit ⁷ LL=Lamp Included S1=1/4" - 2-3/8" Internal Mast Arm Mount TM=Trunnion Mount CEC=California Title 20 Compliant Ballast (Applies to 200-320W and 400W MP Only) PT=Electrical Power Tray PER=NEMA Twistlock Photocontrol Receptacle PC=Button Type Photocontrol ⁹ HS=House Side Cutoff ⁹ LA=Less Arm (Order Mounting Separately)	BZ=Bronze (Standard) BK=Black AP=Grey WH=White DP=Dark Platinum GM=Graphite Metallic	MA1201-XX=Direct Wall Mount Kit ¹ MA1218-XX=Direct Mount for Pole ¹ MA1219-XX=Wall Mounting Plate OAT090-XX=Adjustable Spigot Arm for Tenon Mount 2-3/8" O.D. Tenon ¹ MA1221-XX=External House Side Shield Kit - EPA 0.38 MA1222=House Side Shield Kit for 2S/3S MA1223=House Side Shield Kit for 4S MA1224=House Side Shield Kit for 2F/3F MA1225=House Side Shield Kit for 4F MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon TR/VS=Field Installed Vandal Shield ¹¹ OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V

- Notes:
1. 8" Arm and pole adapter included with fixture. Specify less arm "LA" option when mounting accessory is ordered separately.
 2. 150W and below in pulse start metal halide are medium-base sockets. All other wattages are mogul-base.
 3. Requires reduced envelope lamp.
 4. 175W, 250W and 400W metal halide available in non-U.S. markets only.
 5. Products also available in non-US voltages and 50Hz for international markets. Consult your Eaton's Cooper Lighting business representative for availability and ordering information. 5T only available in 400W metal halide.
 6. 88% efficient EISA Compliant pulse start metal halide fixtures not available in 347V or Triple-Tap voltages.
 7. Quartz options not available with SL optics.
 8. Specify 120V, 208V, 240V or 277V only.
 9. House side shield not available on 5S, 5F or SL optics.
 10. Replace XX with color designation.
 11. Not available with spill light eliminator or house side shield.

STOCK SAMPLE NUMBER (LAMP INCLUDED)

Sample Number: MPTR2340

Lamp Type	Series ²	Distribution	Lamp Wattage
MP=Pulse Start Metal Halide HP=High Pressure Sodium ¹	TR=Tribute	23=Type II All Formed	15=150W 25=250W 32=320W 40=400W

- Notes:
1. Available in 150, 250 and 400W. Refer to In Stock Guide for availability.

VOLTAGE CHART

DT=Dual-Tap	120/277V (Wired 277V)
MT=Multi-Tap	120/208/240/277V (Wired 277V)
TT=Triple-Tap	120/277/347V (Wired 347V)
5T=5-Tap	120/208/240/277/480V (Wired 480V)

WATTAGE CHART

Lamp Type	Wattage
Pulse Start Metal Halide	70, 100, 150, 250, 320, 350, 400W
Metal Halide	175, 250, 400W
High Pressure Sodium	70, 100, 150, 250, 400W